



E-House (China) Enterprise Holdings Limited
易居(中國)企業控股有限公司

(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：2048

中國創新的、
基於房地產數據的
房地產交易服務商

2021

Interim Report
中期報告

目錄 CONTENTS

公司資料 Corporate Information	2	簡明綜合財務報表審閱報告 Report on Review of Condensed Consolidated Financial Statements	37
業務回顧以及戰略發展及展望 Business Review & Strategic Development and Outlook	5	簡明綜合損益及其他全面收益表 Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income	39
財務摘要 Financial Highlights	9	簡明綜合財務狀況表 Condensed Consolidated Statement of Financial Position	41
管理層討論及分析 Management Discussion and Analysis	10	簡明綜合權益變動表 Condensed Consolidated Statement of Changes in Equity	43
報告期後事項 Events After the Reporting Period	19	簡明綜合現金流量表 Condensed Consolidated Statement of Cash Flows	45
企業管治及其他資料 Corporate Governance and Other Information	21	簡明綜合財務報表附註 Notes to the Condensed Consolidated Financial Statements	48
		釋義 Definitions	118

公司資料 CORPORATE INFORMATION

董事會

執行董事

周忻先生(主席)
黃燦浩先生
程立瀾博士
丁祖昱博士

非執行董事

李思龍先生(於2021年9月2日辭任)
湯興先生(於2021年9月2日獲委任)
張海先生
謝梅女士
黃浩俊先生(於2021年9月2日辭任)
呂沛美先生(於2021年9月2日獲委任)

獨立非執行董事

張磅先生
朱洪超先生
王力群先生
李勁先生

審計委員會

張磅先生(主席)
王力群先生
李勁先生

薪酬委員會

朱洪超先生(主席)
王力群先生
程立瀾博士

提名委員會

周忻先生(主席)
朱洪超先生
王力群先生

聯席公司秘書

周亮先生
鄭程傑先生

BOARD OF DIRECTORS

Executive Directors

Mr. Zhou Xin (*Chairman*)
Mr. Huang Canhao
Dr. Cheng Li-Lan
Dr. Ding Zuyu

Non-Executive Directors

Mr. Li Silong (*Resigned on 2 September 2021*)
Mr. Tang Xing (*Appointed on 2 September 2021*)
Mr. Zhang Hai
Ms. Xie Mei
Mr. Huang Haojun (*Resigned on 2 September 2021*)
Mr. Lv Peimei (*Appointed on 2 September 2021*)

Independent Non-Executive Directors

Mr. Zhang Bang
Mr. Zhu Hongchao
Mr. Wang Liqun
Mr. Li Jin

AUDIT COMMITTEE

Mr. Zhang Bang (*Chairman*)
Mr. Wang Liqun
Mr. Li Jin

REMUNERATION COMMITTEE

Mr. Zhu Hongchao (*Chairman*)
Mr. Wang Liqun
Dr. Cheng Li-Lan

NOMINATION COMMITTEE

Mr. Zhou Xin (*Chairman*)
Mr. Zhu Hongchao
Mr. Wang Liqun

JOINT COMPANY SECRETARIES

Mr. Zhou Liang
Mr. Cheng Ching Kit

授權代表

程立瀾博士
周亮先生

AUTHORIZED REPRESENTATIVES

Dr. Cheng Li-Lan
Mr. Zhou Liang

核數師

德勤•關黃陳方會計師行
註冊公眾利益實體核數師

AUDITOR

Deloitte Touche Tohmatsu
Registered Public Interest Entity Auditors

註冊辦事處

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

REGISTERED OFFICE

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

總部

中國上海市
靜安區廣延路383號
秋實樓11樓
郵政編碼：200072

HEADQUARTERS

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383 Guangyan Road, Jing'an District
Shanghai 200072, China

香港主要營業地點

香港灣仔
皇后大道東248號
大新金融中心40樓

PRINCIPAL PLACE OF BUSINESS IN HONG KONG

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

法律顧問

香港及美國法律

世達國際律師事務所

LEGAL ADVISORS

As to Hong Kong law and United States law

Skadden, Arps, Slate, Meagher & Flom

中國法律

國浩律師(上海)事務所

As to the laws of mainland China

Grandall Law Firm (Shanghai)

開曼群島法律

邁普達律師事務所(香港)有限法律責任合夥

As to Cayman Islands law

Maples and Calder (Hong Kong) LLP

公司資料 CORPORATE INFORMATION

香港證券登記處

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

主要股份過戶登記處

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

主要往來銀行

上海浦東發展銀行股份有限公司南匯支行
中信銀行上海虹口支行
交通銀行上海閘北支行
招商銀行東方支行

股份代號

2048

公司網站

www.ehousechina.com

HONG KONG SHARE REGISTRAR

Computershare Hong Kong Investor Services Limited
Shops 1712-1716, 17th Floor
Hopewell Centre
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Wanchai
Hong Kong

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

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

PRINCIPAL BANKER

Shanghai Pudong Development Bank Co., Ltd. (Nanhui Branch)
China CITIC Bank (Shanghai Hongkou Branch)
Bank of Communications (Shanghai Zhabei Branch)
China Merchants Bank (Dongfang Branch)

STOCK CODE

2048

COMPANY WEBSITE

www.ehousechina.com

業務回顧以及戰略發展及展望

BUSINESS REVIEW & STRATEGIC DEVELOPMENT AND OUTLOOK

(一) 業務回顧

2021年上半年，在「房住不炒、因城施策」和「穩地價、穩房價、穩預期」的政策主基調下，「三線四檔」，「貸款集中度管理」和「集中供地」新政相繼出台，貸款利率上調、限購限貸等地方性政策紛紛收緊。後疫情時代下，上半年房地產銷售超預期，但增幅逐步收窄，行業供需兩端融資環境持續收緊，整體融資規模下降。房地產行業的發展邏輯正發生著根本性變化，行業集中度將進一步加強。面對複雜多變的市場環境，本公司堅持穩健的步伐，積極推動各項業務保持良好的發展。2021年上半年，本公司整體業務規模已經恢復到疫情前正常水平，經營業績較去年大幅提升，報告期間實現收入人民幣6,247.9百萬元，同期增長119.6%。

一手房代理業務：

報告期間，一手房代理業務成銷總面積達到18.0百萬平方米，GTV人民幣2,226億元，同比增長51.0%。同時在一手房代理服務業務方面，我們逐漸轉向高質量發展，聚合優質的資源及項目。

(I) Business Review

In the first half of 2021, under the policy keynote of “houses for living in, not for speculation and implementing city-specific measures” as well as “stabilizing land premiums, housing prices and expectations”, new policies including “Three Red Lines and Four Camps”, “loan concentration management” and “centralized land supply” have been successively introduced, while local policies such as raising loan interest rates and imposing purchase and loan quotas have been tightened. Post-pandemic, the sales of real estate exceeded expectations in the first half of the year, but growth gradually narrowed, and the overall scale of financing was in decline as a result of a tightening financing environment on both demand and supply sides of the industry. The development patterns of the real estate industry are undergoing fundamental changes, and industry concentration will become more pronounced. In the face of a complex and volatile market environment, the Company adhered to a steady pace and actively promoted sustained and sound development of its various businesses. In the first half of 2021, the Company’s overall business scale has returned to its normal pre-pandemic level, with significantly improving operating results compared with last year, realizing a revenue of RMB6,247.9 million during the Reporting Period, representing a year-on-year increase of 119.6%.

Real estate agency services in the primary market:

During the Reporting Period, the total sales areas of real estate agency services in the primary market achieved 18.0 million square meters, and the GTV amount was RMB222.6 billion, representing a year-on-year increase of 51.0%. Meanwhile, in relation to real estate agency services in the primary market, we gradually shifted to pursue high-quality growth by consolidating premium resources and projects.

業務回顧以及戰略發展及展望 BUSINESS REVIEW & STRATEGIC DEVELOPMENT AND OUTLOOK

房地產經紀網絡服務業務：

2021年本公司繼續保持行業領先地位，陸續推出了友房公盤資源分享平台等一系列產品，大力發展一二手聯動業務，並為中小微中介及經紀人賦能。2021年上半年實現GTV人民幣1,001億元，同比增長131.1%，成銷套數67,536套，同比增長110.2%。

房地產數據及諮詢服務：

圍繞地產大數據，本公司業務實現穩定增長。於報告期間內，本分部收入錄得人民幣495.9百萬元，同比增長4.2%。報告期間，本公司推出了中國物業管理行業決策諮詢系統(CPIC)。作為國內第一個基於多業態打造的物業數據庫，在已有的住宅、資管、辦公、園區的等數據庫基礎上，打造更強大成熟的數據基礎。

數字營銷服務：

2020年11月本公司完成對樂居控股權的收購。於報告期間內，本分部收入保持穩健增長，錄得人民幣1,952.3百萬元。

Real estate brokerage network services:

In 2021, the Company has maintained our industry leading position and rolled out several products such as You Fang Multiple Listing Service Platform successively, striving to develop the distribution business and to empower small-to-medium brokerage firms and brokers. In the first half of 2021, we recorded a GTV amount of RMB100.1 billion, representing a year-on-year increase of 131.1%, and 67,536 units sold, representing a year-on-year increase of 110.2%.

Real estate market data and consulting services:

Capitalizing on our real estate big data capabilities, the Company has maintained a steady growth in our business. Revenue recorded for this segment during the Reporting Period amounted to RMB495.9 million, representing a year-on-year increase of 4.2%. During the Reporting Period, the Company launched the China Property Management Industry Decision Consultation System (中國物業管理行業決策諮詢系統) (CPIC). As the first domestic property database built upon multi-sectors, the system is able to lay a stronger and more established data foundation based on existing databases of residential properties, asset management, offices, industry parks, etc.

Digital marketing services:

In November 2020, the Company completed the acquisition of control of Leju. Revenue recorded for this segment during the Reporting Period maintained a steady growth, amounting to RMB1,952.3 million.

業務回顧以及戰略發展及展望

BUSINESS REVIEW & STRATEGIC DEVELOPMENT AND OUTLOOK

(二) 戰略發展及展望

本公司的戰略定位始終致力於深度紮根不動產數字化領域，打造不動產數字化第一平台。本公司提出了「科技助力、雙核驅動」的發展戰略藍圖，構建不動產領域數字化新基建，引領不動產領域交易和運營的數字化和智能化升級，推動全行業的數據資產共享與應用。

針對「雙核之一」：不動產數字化營銷。本公司將打造圍繞「天貓好房」的數字化營銷戰略，構建不動產數字化營銷線上與線下的全鏈條平台。

在數字化營銷領域，本公司具備如下獨特優勢。本公司與阿里巴巴集團(NYSE:BABA, 09988.HK)將升級戰略合作，阿里將全力支持本公司打造房地產數字化營銷和交易平台。在阿里品牌、技術、產品、運營和線上交易經驗的賦能下，由本公司全權進行平台的建設和運營，雙方將繼續深化線上線下房產交易、數字營銷和交易後相關服務等領域的合作，聯合升級中國房產數字化營銷新基建。同時，樂居也將助力與阿里巴巴集團合作共同搭建線上房產交易平台。天貓好房將傾力打進行業領先的房地產信息交易服務平台，完成線上線下數字化全鏈路閉環交易。

(II) Strategic Development and Outlook

The Company's strategic positioning has always been to become firmly established in the field of real estate digitalization and create the best platform for real estate digitalization. The Company has drawn up a blueprint for the "technology-assisted and dual-core driven" development strategy, and built a digital new infrastructure in the real estate sector, leading the digital and intelligent upgrade of transactions and operations across the sector and promoting the sharing and application of all data assets in the industry.

For "one of the dual-core": digital marketing of real estate. The Company will build a digital marketing strategy centered on "Tmall Haofang (天貓好房)", and build a full-chain platform for online and offline real estate digital marketing.

In the digital marketing sector, the Company has the following unique strengths. The Company and Alibaba Group (NYSE: BABA, 09988.HK) will upgrade their strategic cooperation in which Alibaba will fully support the Company to build a real estate digital marketing and transaction platform. With the empowerment of Alibaba's brand, technology, products, operation and online transaction experience, the Company has full powers to build and operate the platform. The two parties will continue to enhance cooperation in online and offline real estate transactions, digital marketing and post-transaction related services, so as to jointly upgrade the new infrastructure of real estate digital marketing in China. Meanwhile, Leju will also support our cooperation with Alibaba Group to build the online real estate transaction platform. Tmall Haofang will strive to build an industry-leading real estate information transaction service platform and achieve online and offline digital full-chain closed-loop transactions.

業務回顧以及戰略發展及展望

BUSINESS REVIEW & STRATEGIC DEVELOPMENT AND OUTLOOK

針對「雙核之二」：不動產數字化服務。本公司將打造圍繞「克而瑞大數據」的數字化服務戰略，構建不動產數字化解決方案平台生態圈。

一方面，本公司將繼續發揮克而瑞作為中國房地產大數據資產應用服務的優勢，在業務方面繼續發揮地產大數據優勢，強化房地產大數據服務，擴大市場份額；同時，將房地產大數據服務積極延伸應用領域，從傳統住宅向包括商辦、文旅、長租、產業等存量資產領域拓展，以克而瑞地產、克而瑞資管、克而瑞證券、克而瑞物管等方面，引領行業需求，創造行業價值。另一方面，本公司將在房地產數字化服務領域進行核心升級，在產業數字化轉型和升級的浪潮下，本公司將發揮聚焦泛不動產領域的行業優勢和技術經驗，圍繞科技為核心，為客戶提供全領域、全鏈條、全環節的數字化解決方案，包含PAAS層中台技術、SaaS層業務應用、BI數據智能分析等。同時，通過AI算法、區塊鏈技術，為不動產領域構建引領性的數據資產交易平台。

For “two of the dual-core”: digital services of real estate. The Company will develop a digital service strategy focusing on “CRIC Big Data” to build a real estate digital solution platform ecosystem.

On one hand, the Company will continue to leverage the strength of CRIC as a real estate big data asset application service and capitalize on the advantage of its real estate big data in terms of business to improve the real estate big data service and expand market share. Meanwhile, the Company will actively broaden the application of the real estate big data services by expanding from traditional residential real estate into existing asset management sectors including commercial office, cultural and tourism, long-term leasing and industry, with CRIC Real Estate, CRIC Asset Management, CRIC Securities, CRIC Property Management to lead industry needs and create industry value. On the other hand, the Company will carry out core upgrades in the real estate digital services sector. In the face of the industry’s digital transformation and upgrade, the Company will leverage its industry strength and technological experience focusing on the pan-real estate sector, and embrace technology as its core to provide customers with omnichannel and all-around digital solutions covering all sectors, including PAAS middle platform technology, SaaS business application and BI Smart Data Analysis. Meanwhile, the Company will construct a leading data asset transaction platform for the real estate sector through AI algorithms and blockchain technology.

周忻
主席

香港
2021年8月31日

Zhou Xin
Chairman

Hong Kong
31 August 2021

財務摘要 FINANCIAL HIGHLIGHTS

- 總收入為人民幣6,247.9百萬元，較截至2020年6月30日止六個月增加119.6%。
- Total revenue amounted to RMB6,247.9 million, increased by 119.6% as compared with the six months ended 30 June 2020.
- 房地產代理服務交易總額（「GTV」）為人民幣2,226億元，較截至2020年6月30日止六個月增加51.0%。
- The total gross transaction value (“GTV”) of real estate agency services was RMB222.6 billion, increased by 51.0% as compared with the six months ended 30 June 2020.
- 房地產經紀網絡服務GTV為人民幣1,001億元，較截至2020年6月30日止六個月增加131.1%。
- The total GTV of real estate brokerage network services was RMB100.1 billion, increased by 131.1% as compared with the six months ended 30 June 2020.
- 期內虧損為人民幣1,562.7百萬元，而期內全面開支總額為人民幣1,562.4百萬元。
- Loss for the period amounted to RMB1,562.7 million, and total comprehensive expense for the period amounted to RMB1,562.4 million.

管理層討論及分析 MANAGEMENT DISCUSSION AND ANALYSIS

收入

我們的收入從截至2020年6月30日止六個月的人民幣2,845.0百萬元增加119.6%至截至2021年6月30日止六個月的人民幣6,247.9百萬元。由於COVID-19疫情帶來的影響在中國內地基本消除，本集團的營運已恢復至正常水平。此外，於2020年11月4日完成樂居收購後，數字營銷服務的收入為人民幣1,952.3百萬元。

一手房代理服務產生的收入從截至2020年6月30日止六個月的人民幣1,267.0百萬元增加29.2%至截至2021年6月30日止六個月的人民幣1,637.4百萬元，主要由於2020年第一季度COVID-19導致業務中斷，而本公司已於截至2021年6月30日止六個月恢復營運。

房地產經紀網絡服務產生的收入從截至2020年6月30日止六個月的人民幣1,102.2百萬元增加96.2%至截至2021年6月30日止六個月的人民幣2,162.3百萬元。該增加乃主要由於我們致力發展分銷業務而使GTV增加。

房地產數據及諮詢服務產生的收入從截至2020年6月30日止六個月的人民幣475.7百萬元增加4.2%至截至2021年6月30日止六個月的人民幣495.9百萬元，主要由於諮詢服務增加。

數字營銷服務的收入為人民幣1,952.3百萬元，主要由於於2020年11月4日收購樂居。

員工成本

我們的員工成本從截至2020年6月30日止六個月的人民幣1,183.9百萬元增加50.7%至截至2021年6月30日止六個月的人民幣1,783.6百萬元。員工成本佔收入的比例從截至2020年6月30日止六個月的41.6%減少至截至2021年6月30日止六個月的28.5%，主要由於營運效率提高。

Revenue

Our revenue increased by 119.6% from RMB2,845.0 million in the six months ended 30 June 2020 to RMB6,247.9 million in the six months ended 30 June 2021. Since the impact of the COVID-19 pandemic has almost disappeared in mainland China, the Group's operation has already recovered to its normal level. In addition, revenue derived from digital marketing services upon the acquisition of Leju completed on 4 November 2020 amounted to RMB1,952.3 million.

Revenue derived from real estate agency services in the primary market increased by 29.2% from RMB1,267.0 million in the six months ended 30 June 2020 to RMB1,637.4 million in the six months ended 30 June 2021, primarily due to the business disruption caused by COVID-19 in the first quarter of 2020, and the Company's operation has recovered in the six months ended 30 June 2021.

Revenue derived from real estate brokerage network services increased by 96.2% from RMB1,102.2 million in the six months ended 30 June 2020 to RMB2,162.3 million in the six months ended 30 June 2021. This increase was primarily due to the increase in GTV caused by our striving to develop the distribution business.

Revenue derived from real estate data and consulting services increased by 4.2% from RMB475.7 million in the six months ended 30 June 2020 to RMB495.9 million in the six months ended 30 June 2021, primarily due to the increase of consulting services.

Revenue derived from digital marketing services amounted to RMB1,952.3 million, primarily due to the acquisition of Leju on 4 November 2020.

Staff costs

Our staff costs increased by 50.7% from RMB1,183.9 million in the six months ended 30 June 2020 to RMB1,783.6 million in the six months ended 30 June 2021. Staff costs as a percentage of our revenue decreased from 41.6% in the six months ended 30 June 2020 to 28.5% in the six months ended 30 June 2021, primarily due to improved operational efficiency.

管理層討論及分析 MANAGEMENT DISCUSSION AND ANALYSIS

宣傳及推廣開支

我們的宣傳及推廣開支從截至2020年6月30日止六個月的人民幣102.6百萬元增加1,313.8%至截至2021年6月30日止六個月的人民幣1,450.2百萬元，主要由於本公司於2020年11月收購樂居的控股權益後，樂居所產生的宣傳及推廣開支人民幣1,342.2百萬元。樂居的宣傳及推廣開支主要包括用於業務擴張的針對性線上及線下營銷成本。

租金開支

我們於截至2021年6月30日止六個月錄得人民幣50.9百萬元的租金開支，而於截至2020年6月30日止六個月則錄得人民幣17.0百萬元。該增加乃主要由於有關業務擴張的租賃面積增加。

折舊及攤銷開支

我們的折舊及攤銷開支從截至2020年6月30日止六個月的人民幣65.8百萬元增加220.1%至截至2021年6月30日止六個月的人民幣210.6百萬元，主要由於收購產生的無形資產攤銷增加以及物業及設備、投資物業的結餘增加。

面臨預期信貸損失（「預期信貸損失」）的金融資產虧損撥備（扣除撥回）

我們面臨預期信貸損失的金融資產虧損撥備（扣除撥回）從截至2020年6月30日止六個月的人民幣52.6百萬元增加3,583.8%至截至2021年6月30日止六個月的人民幣1,937.6百萬元，主要由於個別房地產開發商客戶的信貸質素惡化，本集團就個別房地產開發商客戶的未償還貿易相關應收款項的預期信貸損失確認額外虧損撥備。

Advertising and promotion expenses

Our advertising and promotion expenses increased by 1,313.8% from RMB102.6 million in the six months ended 30 June 2020 to RMB1,450.2 million in the six months ended 30 June 2021, primarily due to advertising and promotion expenses amounted to RMB1,342.2 million incurred by Leju after the Company's acquisition of the controlling interest in Leju in November 2020. The advertising and promotion expenses of Leju primarily consist of targeted online and offline marketing costs for business expansion.

Rental expenses

We recorded rental expenses of RMB50.9 million in the six months ended 30 June 2021 compared to RMB17.0 million in the six months ended 30 June 2020. The increase was primarily due to an increase in leased area in relation to business expansion.

Depreciation and amortisation expenses

Our depreciation and amortisation expenses increased by 220.1% from RMB65.8 million in the six months ended 30 June 2020 to RMB210.6 million in the six months ended 30 June 2021, primarily due to the increase in amortisation of intangible assets arising from acquisition and the increased balance of property and equipment and investment properties.

Loss allowance on financial assets subject to expected credit loss ("ECL"), net of reversal

Our loss allowance on financial assets subject to ECL, net of reversal increased by 3,583.8% from RMB52.6 million in the six months ended 30 June 2020 to RMB1,937.6 million in the six months ended 30 June 2021, primarily due to the recognition of additional loss allowance on ECL of the Group's outstanding trade related receivables from certain of the Group's customers engaged in property development whose credit qualities have worsened.

管理層討論及分析 MANAGEMENT DISCUSSION AND ANALYSIS

終止確認按公允價值計量並計入其他全面收益（「按公允價值計量並計入其他全面收益」）的應收款項產生的虧損

截至2021年6月30日止六個月，我們錄得終止確認按公允價值計量並計入其他全面收益的應收款項產生的虧損人民幣5.7百萬元，而截至2020年6月30日止六個月為人民幣7.6百萬元。該成本主要自透過若干保理安排出售按公允價值計量並計入其他全面收益的應收款項而產生。

諮詢開支

我們的諮詢開支從截至2020年6月30日止六個月的人民幣79.3百萬元增加120.9%至截至2021年6月30日止六個月的人民幣175.2百萬元，主要由於我們恢復營運所致。

分銷開支

我們的分銷開支從截至2020年6月30日止六個月的人民幣968.4百萬元增加104.7%至截至2021年6月30日止六個月的人民幣1,982.4百萬元，主要由於我們的房地產經紀網絡服務分部增長。我們的分銷開支增長趨勢切合我們的房地產經紀網絡服務的收入增長。

其他經營成本

我們的其他經營成本從截至2020年6月30日止六個月的人民幣98.0百萬元增加223.4%至截至2021年6月30日止六個月的人民幣316.9百萬元，主要由於本公司於2020年11月收購樂居的控股權益後，樂居所產生的其他經營成本人民幣178.7百萬元。

其他收入

我們的其他收入從截至2020年6月30日止六個月的人民幣62.2百萬元增加至截至2021年6月30日止六個月的人民幣168.2百萬元，主要由於確認交易價格的融資部份。

Loss on derecognition of receivables at fair value through other comprehensive income ("FVTOCI")

We recorded loss on derecognition of receivables at FVTOCI of RMB5.7 million in the six months ended 30 June 2021 and RMB7.6 million in the six months ended 30 June 2020. The cost incurred was primarily from the disposal of receivables at FVTOCI through certain factoring arrangement.

Consultancy expenses

Our consultancy expenses increased by 120.9% from RMB79.3 million in the six months ended 30 June 2020 to RMB175.2 million in the six months ended 30 June 2021, primarily due to the recovery of our operation.

Distribution expenses

Our distribution expenses increased by 104.7% from RMB968.4 million in the six months ended 30 June 2020 to RMB1,982.4 million in the six months ended 30 June 2021, primarily due to the growth of our real estate brokerage network services segment. Our distribution expenses growth trend follows the revenue growth of our real estate brokerage network services.

Other operating costs

Our other operating costs increased by 223.4% from RMB98.0 million in the six months ended 30 June 2020 to RMB316.9 million in the six months ended 30 June 2021, primarily due to the other operating costs amounted to RMB178.7 million incurred by Leju after the Company's acquisition of the controlling interest in Leju in November 2020.

Other income

Our other income increased from RMB62.2 million in the six months ended 30 June 2020 to RMB168.2 million in the six months ended 30 June 2021, primarily due to the recognition of the financing component in transaction price.

管理層討論及分析 MANAGEMENT DISCUSSION AND ANALYSIS

其他收益及虧損

我們於截至2020年6月30日止六個月錄得人民幣36.9百萬元其他收益淨額，於截至2021年6月30日止六個月則錄得人民幣213.5百萬元其他收益淨額。截至2020年6月30日止六個月，我們的其他收益淨額主要歸因於在聯交所出售其他上市公司股份之收益，而截至2021年6月30日止六個月，我們的其他收益淨額主要歸因於來自投資若干股票的基金之未確認收入。

其他開支

我們的其他開支從截至2020年6月30日止六個月的人民幣1.2百萬元增加至截至2021年6月30日止六個月的人民幣4.7百萬元。該增加乃主要由於向一間大學作出捐贈。

應佔聯營公司業績

截至2020年6月30日止六個月，我們錄得人民幣2.8百萬元的應佔聯營公司利潤，於截至2021年6月30日止六個月則錄得人民幣6.4百萬元的應佔聯營公司利潤。截至2021年6月30日止六個月，我們的應佔利潤主要歸因於應佔一間房地產開發商之利潤。

融資成本

我們的融資成本從截至2020年6月30日止六個月的人民幣209.1百萬元增加28.9%至截至2021年6月30日止六個月的人民幣269.6百萬元，主要由於優先票據及銀行貸款平均結餘增加。

所得稅開支

我們的所得稅開支從截至2020年6月30日止六個月的人民幣56.7百萬元減少79.9%至截至2021年6月30日止六個月的人民幣11.4百萬元，主要由於稅前利潤減少。

期內虧損／利潤

由於上述因素，截至2021年6月30日止六個月，我們的期內虧損為人民幣1,562.7百萬元，而截至2020年6月30日止六個月則為期內利潤人民幣104.7百萬元。

Other gains and losses

We recorded net other gains of RMB36.9 million in the six months ended 30 June 2020 and net other gains of RMB213.5 million in the six months ended 30 June 2021. Our net other gains in the six months ended 30 June 2020 were primarily attributable to the gain on disposal of shares of other companies listed on the Stock Exchange, and the net other gains in the six months ended 30 June 2021 were primarily attributable to the unrecognised income from a fund that invests in some stocks.

Other expenses

Our other expenses increased from RMB1.2 million in the six months ended 30 June 2020 to RMB4.7 million in the six months ended 30 June 2021. The increase was primarily due to donation to a university.

Share of results of associates

We recorded share of profits of associates of RMB2.8 million in the six months ended 30 June 2020 and share of profits of associates of RMB6.4 million in the six months ended 30 June 2021. The share of profits in the six months ended 30 June 2021 was primarily attributable to a share of profits of a real estate developer.

Finance costs

Our finance costs increased by 28.9% from RMB209.1 million in the six months ended 30 June 2020 to RMB269.6 million in the six months ended 30 June 2021, primarily due to the increase in the average balances of senior notes and bank loans.

Income tax expense

Our income tax expense decreased by 79.9% from RMB56.7 million in the six months ended 30 June 2020 to RMB11.4 million in the six months ended 30 June 2021, primarily due to a decrease in our profit before taxation.

Loss/profit for the period

As a result of the foregoing, our loss for the period amounted to RMB1,562.7 million in the six months ended 30 June 2021, compared to profit for the period of RMB104.7 million in the six months ended 30 June 2020.

管理層討論及分析 MANAGEMENT DISCUSSION AND ANALYSIS

期內全面開支／收益總額

由於上述因素，截至2021年6月30日止六個月，我們的期內全面開支總額為人民幣1,562.4百萬元，而截至2020年6月30日止六個月則為期內全面收益總額人民幣104.7百萬元。

非《國際財務報告準則》指標

為了對依據《國際財務報告準則》呈示的簡明綜合財務資料進行補充，我們還使用了(i)經營虧損／利潤及經營虧損／利潤率及(ii)稅息折舊及攤銷前虧損／稅息折舊及攤銷前利潤作為額外標準，僅作說明用途。我們認為，該等標準為投資者及其他人士以與管理層相同的方式了解並評估簡明綜合財務業績方面提供有用資料。

我們對經營虧損／利潤的定義是收入抵減經營成本的金額，該等成本包括員工成本、宣傳及推廣開支、租金開支、折舊及攤銷開支、面臨預期信貸損失的金融資產虧損撥備（扣除撥回）、終止確認按攤銷成本計量的金融資產的虧損、終止確認按公允價值計量並計入其他全面收益的應收款項產生的虧損、諮詢開支、分銷開支及其他經營成本。我們對經營虧損／利潤率的定義是該期間的經營虧損／利潤除以收入。

截至2021年6月30日止六個月，我們的經營虧損為人民幣1,665.2百萬元，而截至2020年6月30日止六個月則為經營利潤人民幣269.8百萬元。截至2021年6月30日止六個月，我們的經營虧損率26.7%，而截至2020年6月30日止六個月則為經營利潤率9.5%，主要由於金融資產虧損撥備淨額所致。經營虧損／利潤及經營虧損／利潤率的計算與《國際財務報告準則》不符，可能與其他公司的類似財務指標無法直接比較。使用該等計量方式作為分析工具有局限性，不應將其與根據《國際財務報告準則》所報告的其他計量方式分開考慮。

我們將稅息折舊及攤銷前虧損／稅息折舊及攤銷前利潤定義為(i)期內虧損／利潤，並經調整加回(ii)融資成本(iii)折舊及攤銷開支及(iv)所得稅開支。我們使用稅息折舊及攤銷前虧損／稅息折舊及攤銷前利潤突出經營業績及其更接近概約現金流量。

Total comprehensive expense/income for the period

As a result of the foregoing, our total comprehensive expense for the period amounted to RMB1,562.4 million in the six months ended 30 June 2021, compared to total comprehensive income for the period of RMB104.7 million in the six months ended 30 June 2020.

Non-IFRS Measures

To supplement our condensed consolidated financial information which are presented in accordance with IFRS, we also use (i) operating loss/profit and operating loss/profit margin and (ii) EBITDA loss/EBITDA as additional measures for illustrative purposes only. We believe that these measures provide useful information to investors and others in understanding and evaluating our condensed consolidated financial results in the same manner as our management.

We define our operating loss/profit as revenue net of operating costs, which consist of staff costs, advertising and promotion expenses, rental expenses, depreciation and amortisation expenses, loss allowance on financial assets subject to ECL, net of reversal, loss on derecognition of financial assets measured at amortised cost, loss on derecognition of receivables at FVTOCI, consultancy expenses, distribution expenses, and other operating costs. We define operating loss/profit margin as operating loss/profit divided by revenue for the period.

Our operating loss amounted to RMB1,665.2 million in the six months ended 30 June 2021 compared to an operating profit of RMB269.8 million in the six months ended 30 June 2020. Our operating loss margin was 26.7% in the six months ended 30 June 2021, as compared to our operating profit margin of 9.5% in the six months ended 30 June 2020, primarily due to the net loss allowance on financial assets. The calculation of operating loss/profit and operating loss/profit margin is not in accordance with IFRS and may not be directly comparable with similarly named financial measures of other companies. The use of these measures has limitations as an analytical tool, and you should not consider them in isolation from other measures as reported in accordance with IFRS.

We define EBITDA loss/EBITDA as (i) loss/profit for the period, adjusted to add back (ii) finance costs (iii) depreciation and amortisation expenses and (iv) income tax expense. We use EBITDA loss/EBITDA to emphasize operating results and it more nearly approximates cash flows.

管理層討論及分析 MANAGEMENT DISCUSSION AND ANALYSIS

我們的稅息折舊及攤銷前虧損於截至2021年6月30日止六個月為人民幣1,071.1百萬元，相較於截至2020年6月30日止六個月，稅息折舊及攤銷前利潤為人民幣436.2百萬元。稅息折舊及攤銷前虧損／稅息折舊及攤銷前利潤的計算與《國際財務報告準則》不符，因此可能與其他公司的類似財務指標無法直接比較。使用該等計量方式作為分析工具有局限性，不應將其與根據《國際財務報告準則》所報告的其他計量方式分開考慮。

我們將本公司擁有人應佔核心淨虧損／利潤定義為(i)本公司擁有人應佔年內虧損／利潤，並經調整加回；(ii)易居企業(中國)集團21名投資者(「21名投資者」)(21名投資者詳情及背景載於招股章程「歷史、重組及公司架構－公司重組－於易居企業(中國)集團的權益的重組」一節)應佔的利潤及全面收益總額；及(iii)本公司的首次公開發售前購股權計劃有關的基於股份的薪酬開支。

由於自2019年起，易居企業(中國)集團21名投資者應佔的利潤及全面收益總額為零，且截至2021年6月30日止六個月，本公司的首次公開發售前購股權計劃有關的基於股份的薪酬開支並不重大。披露該等指標預期將不會影響使用者依據財務報表所作出的經濟決定。

流動性及財務資源

截至2021年6月30日止六個月，我們主要用我們的經營所得現金、外部借款、發行美元計值於2022年及2023年到期的優先票據所得款項以及股份認購為我們的現金需求出資。截至2020年12月31日及2021年6月30日，我們的現金及現金等價物分別為人民幣7,515.8百萬元及人民幣6,090.9百萬元。我們通常將超額現金存入計息銀行賬戶及往來賬戶。

截至2021年6月30日止六個月，我們現金的主要用途是為所需營運資本及其他經常性開支出資，以支援我們的業務擴張及為本中期報告「附屬公司及聯屬公司的重大收購及／或出售」一節披露於2021年4月及2021年5月的採購出資。展望未來，我們相信，我們內部所產生的現金、外部借款、發行美元計值於2022年及2023年到期的優先票據所得款項、股份認購以及不時從資本市場籌集的其他資金，將可共同滿足我們的流動資金需求。

Our EBITDA loss for the six months ended 30 June 2021 was RMB1,071.1 million, as compared with EBITDA of RMB436.2 million for the six months ended 30 June 2020. The calculation of EBITDA loss/EBITDA is not in accordance with IFRS and therefore may not be directly comparable with similarly named financial measures of other companies. The use of these measures has limitations as an analytical tool, and you should not consider them in isolation from other measures as reported in accordance with IFRS.

We define core net loss/profit attributable to owners of the Company as (i) loss/profit for the year attributable to owners of the Company, adjusted to add back (ii) profit and total comprehensive income attributable to the 21 investors (the “21 Investors”) of PRC Holdco, details and background of the 21 Investors are set out in the section headed “History, Reorganization and Corporate Structure-Our Corporate Reorganization-Reorganization of Interests in PRC Holdco” of the prospectus, and (iii) share-based compensation expense related to the Company’s pre-IPO share option scheme.

Since the profit and total comprehensive income attributable to the 21 Investors of the PRC Holdco was nil from 2019, and the share-based compensation expense related to the Company’s pre-IPO share option scheme was immaterial in the six months ended 30 June 2021. The disclosure of these measures would not be expected to influence the economic decisions of users taken on the basis of financial statements.

Liquidity and Financial Resources

During the six months ended 30 June 2021, we have funded our cash requirements principally from cash generated from our operations, external borrowings, proceeds from the issue of USD-denominated senior notes due 2022 and 2023 and the share subscriptions. We had cash and cash equivalents of RMB7,515.8 million and RMB6,090.9 million as of 31 December 2020 and 30 June 2021, respectively. We generally deposit our excess cash in interest bearing bank accounts and current accounts.

During the six months ended 30 June 2021, our principal uses of cash have been for the funding of required working capital and other recurring expenses to support the expansion of our operations and to finance the purchases in April 2021 and May 2021 as disclosed in the section headed “Material Acquisitions and/or Disposals of Subsidiaries and Affiliated Companies” in this interim report. Going forward, we believe our liquidity requirements will be satisfied by using funds from a combination of internally generated cash, external borrowings, proceeds from the issue of United States dollar-denominated senior notes due 2022 and 2023, the share subscriptions and other funds raised from the capital markets from time to time.

管理層討論及分析

MANAGEMENT DISCUSSION AND ANALYSIS

資本開支

Capital Expenditure

截至6月30日止六個月
Six months ended 30 June

		2021年 2021 人民幣千元 RMB'000 (未經審計) (unaudited)	2020年 2020 人民幣千元 RMB'000 (未經審計) (unaudited)
購買物業及設備以及物業及設備按金	Purchase of and deposits placed for property and equipment	64,947	18,332
購買有形資產	Purchase of tangible assets	18	91
總計	Total	64,965	18,423

我們的資本開支主要涉及購買物業、設備及無形資產以及資本化預付款。租賃物業裝修（主要包括資本化裝修及保養成本）佔物業及設備購買的大部分。

Our capital expenditures primarily related to purchases of property, equipment, and intangible assets and capitalised prepayment. Leasehold improvements, mainly including capitalised decoration and maintenance costs, account for the majority of property and equipment purchases.

資產負債表外承擔及安排

截至2021年6月30日，我們並無進行任何資產負債表外交易。

Off-Balance Sheet Commitments and Arrangements

As of 30 June 2021, we had not entered into any off-balance sheet transactions.

資本負債比率

截至2021年6月30日，本集團資本負債比率（按期末債務（所有計息銀行貸款）總額除以權益總額計算）為66.5%，與截至2020年12月31日的64.1%相比，增加2.4個百分點。該增加主要由於現金及現金等價物減少。

Gearing Ratio

As of 30 June 2021, the gearing ratio of the Group, which is calculated by dividing total debt (all interest-bearing bank loans) by total equity as of the end of the period, was 66.5%, representing an increase of 2.4 percentage points as compared with 64.1% as of 31 December 2020. The increase was primarily due to the decrease of cash and cash equivalents.

持有的重大投資

除「附屬公司及聯屬公司的重大收購及／或出售」一節所披露者外，截至2021年6月30日，我們並無於任何其他公司的股本權益中持有任何重大投資（包括投資額為於2021年6月30日本公司資產總值5%或以上的於被投資公司的任何投資）。

Significant Investments Held

Save as disclosed in the section headed "Material Acquisition and/or Disposals of Subsidiaries and Affiliated Companies", as of 30 June 2021, we did not hold any significant investments in the equity interests of any other companies (including any investment in an investee company with a value of 5 per cent or more of the Company's total assets as at 30 June 2021).

管理層討論及分析 MANAGEMENT DISCUSSION AND ANALYSIS

重大投資及資本資產的未來計劃

截至2021年6月30日，我們並無重大投資及資本資產的其他計劃。

附屬公司及聯屬公司的重大收購及／或出售

1. 於2021年4月27日，上海孜咏（作為買方）與添璣發展及添璣管理（作為賣方）訂立轉讓協議（「添璣網絡轉讓協議」），據此，上海孜咏同意向添璣發展及添璣管理收購添璣網絡的全部股權，代價為人民幣300,000,000元。

有關添璣網絡轉讓協議的進一步詳情，請參閱本公司日期為2021年4月27日及2021年5月13日的公告。該收購於2021年5月30日完成。

2. 於2021年4月28日，本公司與Alibaba Investment訂立收購協議，據此，本公司同意購買及促使房友（作為受讓人）接收，而Alibaba Investment同意出售TM Home Limited（「合資企業」）的85%股權，代價為1,860百萬港元（「合資企業收購協議」），將通過本公司向Alibaba Investment配發及發行248,000,000股代價股份償付。

於收購完成後，合資企業將成為本公司的全資附屬公司，其財務業績將併入本公司賬目。

有關合資企業收購協議的進一步詳情及相關更新，請參閱本公司日期為2021年4月28日、2021年5月20日、2021年7月2日及2021年8月2日的公告。

除本中期報告所披露者外，於報告期間我們並無進行附屬公司及聯屬公司的任何重大收購或出售。

Future Plans for Material Investments and Capital Assets

As of 30 June 2021, we did not have other plans for material investments and capital assets.

Material Acquisitions and/or Disposals of Subsidiaries and Affiliated Companies

1. On 27 April 2021, Shanghai Ziyong (as buyer) and Tianji Development and Tianji Management (as sellers) entered into a transfer agreement (the "**Tianji Network Transfer Agreement**"), pursuant to which Shanghai Ziyong agreed to acquire the entire equity interests of Tianji Network from Tianji Development and Tianji Management for the consideration of RMB300,000,000.

For further details of the Tianji Network Transfer Agreement, please refer to the announcements of the Company dated 27 April 2021 and 13 May 2021. The acquisition was completed on 30 May 2021.

2. On 28 April 2021, the Company and Alibaba Investment entered into an acquisition agreement, pursuant to which the Company agreed to purchase and to procure Fangyou to receive (as transferee), and Alibaba Investment agreed to sell, an 85% equity interest in TM Home Limited (the "**JV**") for a consideration of HK\$1,860 million (the "**JV Acquisition Agreement**"), which shall be settled by way of the allotment and issue of 248,000,000 consideration shares by the Company to Alibaba Investment.

Upon completion of the acquisition, the JV will become a wholly-owned subsidiary, and its financial results will be consolidated into the accounts of the Company.

For further details of the JV Acquisition Agreement and related updates, please refer to the announcements of the Company dated 28 April 2021, 20 May 2021, 2 July 2021 and 2 August 2021.

Save as disclosed in this interim report, we did not have any material acquisitions or disposals of subsidiaries and affiliated companies during the Reporting Period.

管理層討論及分析 MANAGEMENT DISCUSSION AND ANALYSIS

僱員及薪酬政策

截至2021年6月30日，我們擁有18,500名全職僱員，大部分僱員位於中國。根據我們的業務策略，我們的僱員位於上海的總部以及中國多個其他城市。

我們的成功取決於我們吸引、挽留及激勵合資格人員的能力。作為我們挽留策略的一部分，除了基本薪資外，我們向僱員提供基於績效的現金紅利及其他激勵。截至2021年6月30日止六個月的薪酬開支總額（包括基於股份的薪酬開支）為人民幣1,783.6百萬元，同比增加50.7%。

外匯風險

我們的功能貨幣為人民幣，但若干現金及現金等價物、以美元計值的優先票據及有條件投資基金所得款項以外幣計值，因此面臨外幣風險。我們目前並無外幣對沖政策。我們將繼續監控外匯風險，並於必要時採取行動。

資產質押

截至2021年6月30日，本集團銀行借款人民幣1,522.8百萬元以銀行存款93.9百萬元（相當於約人民幣606.3百萬元）、灣居物業（賬面值人民幣629.9百萬元）、唐朝大酒店（賬面值人民幣552.1百萬元）及杭州平瀾業務中心的兩個單位（賬面值人民幣19.6百萬元）作抵押。

或有負債

截至2021年6月30日，我們並無任何重大或有負債（於2020年6月30日：無）。

Employee and Remuneration Policy

As of 30 June 2021, we had 18,500 full-time employees, most of whom were based in China. Our employees are based in our headquarters in Shanghai and various other cities in China according to our business strategies.

Our success depends on our ability to attract, retain and motivate qualified personnel. As part of our retention strategy, we offer employees performance-based cash bonuses and other incentives in addition to base salaries. The total remuneration expenses, including share-based compensation expense, for the six months ended 30 June 2021 were RMB1,783.6 million, representing a year-on-year increase of 50.7%.

Foreign Exchange Risk

Our functional currency is Renminbi, but certain of our cash and cash equivalent, USD-denominated senior notes and conditional investment fund received are denominated in foreign currency and are exposed to foreign currency risk. We currently do not have a foreign currency hedging policy. We will continue to monitor foreign exchange exposure and will take actions when necessary.

Pledge of Assets

As of 30 June 2021, the Group's bank borrowings of RMB1,522.8 million was secured by the bank deposit of US\$93.9 million (equivalent to approximately RMB606.3 million), Wanju Property (carrying amount of RMB629.9 million), Tangchao Grand Hotel (carrying amount of RMB552.1 million) and 2 units in Hangzhou PingLan business center (carrying amount of RMB19.6 million).

Contingent Liabilities

As at 30 June 2021, we did not have any material contingent liabilities (as at 30 June 2020: nil).

報告期後重要事項

於2021年9月1日，

- (a) 本公司宣佈由於若干先決條件尚未達成或獲豁免，已終止以下協議：
- (i) 阿里巴巴認購協議；
 - (ii) 周氏認購協議；
 - (iii) 雲鋒認購協議；及
 - (iv) 合資企業收購協議。

有關終止上述協議的進一步詳情，請參閱本公司於2021年9月1日刊發標題為「終止股份認購協議、合資企業收購協議以及營銷和推廣服務協議」的公告中「終止股份認購協議及合資企業收購協議」一節。

- (b) 添璣好房與天貓網絡（阿里巴巴控股之合併實體）訂立終止協議，以即時終止營銷和推廣服務協議。

有關終止上述協議的進一步詳情，請參閱本公司於2021年9月1日刊發標題為「終止股份認購協議、合資企業收購協議以及營銷和推廣服務協議」的公告中「終止營銷和推廣服務協議」一節。

IMPORTANT EVENTS AFTER THE REPORTING PERIOD

On 1 September 2021,

- (a) the Company announced that as certain conditions precedent have not been satisfied or waived, the following agreements were terminated:
- (i) Alibaba Subscription Agreement;
 - (ii) Zhou Subscription Agreement;
 - (iii) Yunfeng Subscription Agreement; and
 - (iv) JV Acquisition Agreement.

For further details of the termination of the above agreements, please refer to the section headed “Termination of the Share Subscription Agreements and the JV Acquisition Agreement” in the announcement of the Company published under the title “Termination of the Share Subscription Agreements, the JV Acquisition Agreement and the Marketing and Promotional Services Agreement” on 1 September 2021.

- (b) Tianji Haofang and Tmall Network (a consolidated entity of Alibaba Holding) entered into a termination agreement to terminate the Marketing and Promotional Services Agreement with immediate effect.

For further details of the termination of the above agreement, please refer to the section headed “Termination of the Marketing and Promotional Services Agreement” in the announcement of the Company published under the title “Termination of the Share Subscription Agreements, the JV Acquisition Agreement and the Marketing and Promotional Services Agreement” on 1 September 2021.

報告期後事項 EVENTS AFTER THE REPORTING PERIOD

- (c) 本公司與合資企業訂立買賣協議（「**買賣協議**」），據此，本公司已有條件同意出售，而合資企業已有條件同意購買待售權益（包括樂居的76,401,247股普通股及本公司全資附屬公司易居（中國）地產發展國際有限公司的全部股權）。代價應為2,558,696,093港元，將根據買賣協議所載條款及在其所載條件規限下，通過合資企業向本公司配發及發行11,692,966股新合資企業股份償付；
- (d) 本公司與合資企業訂立認購協議，據此，本公司已有條件同意認購，而合資企業已有條件同意配發及發行6,854,839股新合資企業股份；及
- (e) 本公司與阿里巴巴中國訂立第二份戰略合作修訂協議，以對先前雙方訂立的合作協議的條款進行修訂及重述，據此，阿里巴巴中國同意致使向上海添璣好房電子商務有限公司（「**添璣好房**」）（合資企業的間接全資附屬公司）授予一項獨家權利，以發展及運營天貓好房品牌的線上房地產營銷及交易服務平台，致使允許添璣好房使用天貓相關知識產權，及致使為本公司提供技術、產品、數據及運營支持，以增強其數碼化及線上營銷能力。
- (c) the Company and the JV entered into a sale and purchase agreement (the “**Sale and Purchase Agreement**”), pursuant to which the Company has conditionally agreed to sell, and the JV has conditionally agreed to purchase, the sale interest, comprising 76,401,247 ordinary shares of Leju and the entire equity interest in E-House (China) International Property Development Limited, a wholly-owned subsidiary of the Company. The consideration shall be the sum of HK\$2,558,696,093 which shall be settled by the JV allotting and issuing 11,692,966 new JV shares to the Company on and upon the terms and subject to the conditions set out in the Sale and Purchase Agreement;
- (d) the Company and the JV entered into a subscription agreement, pursuant to which the Company has conditionally agreed to subscribe for, and the JV has conditionally agreed to allot and issue, 6,854,839 new JV shares; and
- (e) the Company and Alibaba China entered into a second strategic cooperation amendment agreement which amended and restated the terms of the prior cooperation agreements entered into between the parties and under which Alibaba China agreed to cause to be granted to Shanghai Tianji Haofang E-Commerce Co., Ltd. (“**Tianji Haofang**”) (an indirect wholly-owned subsidiary of the JV) the exclusive right to develop and operate a Tmall Haofang (天貓好房) branded online real estate marketing and transaction service platform, to cause to be licensed to Tianji Haofang Tmall-related intellectual property rights, and to cause to be provided to the Company technical, product, data and operational support to enhance its digital and online marketing capabilities.

有關進一步詳情，請參閱本公司於2021年9月1日刊發標題為「(1)收購合資企業股權 – 主要交易；(2)戰略合作」的公告。

For further details, please refer to the announcement of the Company published under the title “(1) Acquisition of Equity Interest in the JV – Major Transaction; (2) Strategic Cooperation” on 1 September 2021.

除本中期報告所披露者外，截至2021年6月30日止六個月完結後及直至最後實際可行日期並無可能影響本集團的其他重大事項。

Saved as disclosed in this interim report, there were no other significant events that might affect the Group since the end of the six months ended 30 June 2021 and up to the Latest Practicable Date.

企業管治及其他資料 CORPORATE GOVERNANCE AND OTHER INFORMATION

本公司致力於維持及執行嚴格的企業管治。本公司企業管治的原則是推行有效的內部控制措施並提高董事會對全體股東的透明度及問責性。

於報告期間，本公司已遵守《企業管治守則》所載的所有守則條文。

遵守董事進行證券交易的《標準守則》

本公司已採用《標準守則》作為董事進行本公司證券交易的操守準則。經向本公司全體董事作出具體查詢後，所有董事確認彼等於報告期間一直嚴格遵守《標準守則》所載的規定標準。

審計委員會

本公司已遵照《上市規則》第3.21條及《企業管治守則》成立審計委員會（「**審計委員會**」）。審計委員會的主要職責為審閱及監督本集團的財務報告流程及內部管控系統（包括風險管理）、審閱及批准關連交易及向董事會提供建議及意見。審計委員會由三名成員組成，即張磅先生、李勁先生及王力群先生。張磅先生為審計委員會主席。

審計委員會已審閱本集團截至2021年6月30日止六個月的未經審計中期業績，亦與高級管理層成員及本公司核數師德勤•關黃陳方會計師行（「**核數師**」）討論有關本公司所採用會計政策及實務的事項及內部控制。

核數師已按照國際審計與鑒證準則理事會頒佈之國際審閱準則第2410號「由實體的獨立核數師執行中期財務資料審閱」審閱本公司截至2021年6月30日止六個月的未經審計綜合中期業績。

The Company is committed to maintaining and promoting stringent corporate governance. The principle of the Company's corporate governance is to promote effective internal control measures and to enhance the transparency and accountability of the Board to all shareholders.

During the Reporting Period, the Company has complied with all the code provisions as set out in the Corporate Governance Code.

COMPLIANCE WITH THE MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code as the code of conduct regarding the Directors' dealings in the securities of the Company. Having made specific enquiry of all the Directors of the Company, all the Directors confirmed that they have strictly complied with the required standards set out in the Model Code throughout the Reporting Period.

AUDIT COMMITTEE

The Company has established an audit committee (the "**Audit Committee**") in compliance with Rule 3.21 of the Listing Rules and the Corporate Governance Code. The primary duties of the Audit Committee are to review and supervise the financial reporting process and internal controls system (including risk management) of the Group, review and approve connected transactions and provide advice and comments to the board of Directors. The Audit Committee consists of three members, namely Mr. Zhang Bang, Mr. Li Jin, and Mr. Wang Liqun. Mr. Zhang Bang is the chairman of the Audit Committee.

The Audit Committee has reviewed the unaudited interim results of the Group for the six months ended 30 June 2021 and discussed matters with respect to the accounting policies and practices adopted by the Company and internal control with senior management members and Deloitte Touche Tohmatsu, the auditor of the Company (the "**Auditor**").

The Auditor has reviewed the unaudited consolidated interim results of the Company for the six months ended 30 June 2021 in accordance with International Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the International Auditing and Assurance Standards Board.

企業管治及其他資料 CORPORATE GOVERNANCE AND OTHER INFORMATION

其他董事委員會

除審計委員會外，本公司亦成立提名委員會與薪酬委員會。

購買、出售或贖回本公司上市證券

1. 於2021年6月2日，本公司及本公司非中國附屬公司與中銀國際亞洲有限公司、瑞士信貸(香港)有限公司、Citigroup Global Markets Limited、Merrill Lynch (Asia Pacific) Limited、中達證券投資有限公司、中國國際金融香港證券有限公司、克而瑞證券有限公司、山高國際證券有限公司、Deutsche Bank AG香港分行、海通國際證券有限公司、東方證券(香港)有限公司、UBS AG香港分行、華盛資本證券有限公司及萬盛金融控股有限公司(均為最初買家)訂立購買協議，內容有關額外發行100百萬美元於2023年到期的7.60%優先票據(將與於2020年12月10日發行之200百萬美元於2023年到期的7.60%優先票據合併及構成單一系列)(「額外票據發行」)。

有關額外票據發行的進一步詳情，請參閱本公司日期為2021年6月3日及2021年6月11日的公告以及本公司於2021年6月15日刊發的發售備忘錄。

2. 於2021年4月28日，本公司訂立以下股份認購協議(統稱「**股份認購協議**」)，包括：
 - (a) 一項與淘寶中國訂立的認購協議，據此，淘寶中國有條件同意認購，而本公司有條件同意以每股認購股份7.50港元的認購價配發及發行合共132,000,000股認購股份，總認購額為990百萬港元；

OTHER BOARD COMMITTEES

In addition to the Audit Committee, the Company has also established a nomination committee and a remuneration committee.

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

1. On 2 June 2021, the Company and non-PRC subsidiaries of the Company entered into a purchase agreement with BOCI Asia Limited, Credit Suisse (Hong Kong) Limited, Citigroup Global Markets Limited, Merrill Lynch (Asia Pacific) Limited, Central Wealth Securities Investment Limited, China International Capital Corporation Hong Kong Securities Limited, CRIC Securities Company Limited, CSFG International Securities Limited, Deutsche Bank AG, Hong Kong Branch, Haitong International Securities Company Limited, Orient Securities (Hong Kong) Limited, UBS AG Hong Kong Branch, Valuable Capital Limited and Vision Capital International Holdings Limited, as the initial purchasers, in connection with the issuance of the additional US\$100 million 7.60% senior notes due 2023 (to be consolidated and form a single series with the US\$200 million 7.60% senior notes due 2023 issued on 10 December 2020) (the "**Additional Notes Issue**").

For further details of the Additional Notes Issue, please refer to the announcements of the Company dated 3 June 2021 and 11 June 2021 and the offering memorandum of the Company published on 15 June 2021.

2. On 28 April 2021, the Company entered into the following share subscription agreements (collectively, the "**Share Subscription Agreements**"), including:
 - (a) a subscription agreement with Taobao China, pursuant to which Taobao China has conditionally agreed to subscribe for, and the Company has conditionally agreed to allot and issue, a total of 132,000,000 subscription shares at the subscription price of HK\$7.50 per subscription share for a total subscription price of HK\$990 million;

企業管治及其他資料 CORPORATE GOVERNANCE AND OTHER INFORMATION

(b) 一項與易居(中國)控股有限公司(「周氏附屬公司」)訂立的認購協議，據此，周氏附屬公司有條件同意認購，而本公司有條件同意以每股認購股份7.50港元的認購價配發及發行合共133,333,333股認購股份，總認購額約為1,000百萬港元；及

(c) 一項與YF Ehouse Limited(「雲鋒」)訂立的認購協議，據此，雲鋒有條件同意認購，而本公司有條件同意以每股認購股份7.50港元的認購價配發及發行合共66,666,667股認購股份，總認購額約為500百萬港元。

有關股份認購協議的進一步詳情及相關更新，請參閱本公司日期為2021年4月28日、2021年5月20日、2021年7月2日及2021年8月2日的公告。

3. 誠如本中期報告「附屬公司及聯屬公司的重大收購及／或出售」一節所披露，於2021年4月28日，本公司與Alibaba Investment訂立合資企業收購協議，代價為1,860百萬港元，將通過本公司向Alibaba Investment配發及發行248,000,000股代價股份償付。

有關發行及配發代價股份的進一步詳情及相關更新，請參閱本公司日期為2021年4月28日、2021年5月20日、2021年7月2日及2021年8月2日的公告。

除上文及於本中期報告所披露者外，截至2021年6月30日止六個月，本公司及其任何附屬公司或併表聯屬實體於報告期間並無購買、出售或贖回本公司於聯交所上市的任何證券。

(b) a subscription agreement with the E-House (China) Holdings Limited (the “**Zhou Subsidiary**”), pursuant to which the Zhou Subsidiary has conditionally agreed to subscribe for, and the Company has conditionally agreed to allot and issue, a total of 133,333,333 subscription shares at the subscription price of HK\$7.50 per subscription share for a total subscription price of approximately HK\$1,000 million; and

(c) a subscription agreement with YF Ehouse Limited (“**Yunfeng**”), pursuant to which Yunfeng has conditionally agreed to subscribe for, and the Company has conditionally agreed to allot and issue, a total of 66,666,667 subscription shares at the subscription price of HK\$7.50 per subscription share for a total subscription price of approximately HK\$500 million.

For further details of the Share Subscription Agreements and related updates, please refer to the announcements of the Company dated 28 April 2021, 20 May 2021, 2 July 2021 and 2 August 2021.

3. As disclosed in the section headed “Material Acquisitions and/ or Disposals of Subsidiaries and Affiliated Companies” in this interim report, on 28 April 2021, the Company and Alibaba Investment entered into JV Acquisition Agreement for a consideration of HK\$1,860 million, which shall be settled by way of the allotment and issue of 248,000,000 consideration shares by the Company to Alibaba Investment.

For further details of the issue and allotment of the consideration shares and related updates, please refer to the announcements of the Company dated 28 April 2021, 20 May 2021, 2 July 2021 and 2 August 2021.

Save as disclosed above and in this interim report, neither the Company nor any of its subsidiaries or consolidated affiliated entities purchased, sold or redeemed any listed securities of the Company during the six months ended 30 June 2021.

企業管治及其他資料 CORPORATE GOVERNANCE AND OTHER INFORMATION

重大訴訟

截至2021年6月30日，本公司並無涉入任何重大訴訟或仲裁。本公司董事並無知悉針對本公司待決或受威脅的任何重大訴訟或申索。

中期股息

董事會並不建議派付截至2021年6月30日止六個月的中期股息。

所得款項的用途

1. 發行美元計值於2022年到期的優先票據所得款項的用途

於2019年10月10日及2020年8月7日，本公司與多家金融機構分別就發行本金額為200百萬美元及100百萬美元、於2022年到期以美元計值之優先票據訂立購買協議。

於2021年6月30日，本集團已動用約人民幣1,309.1百萬元，用於一般公司用途及現有債務再融資。

如上文所述的已使用所得款項均按照本公司日期為2019年10月8日及2020年8月7日之公告（「**2022年票據公告**」）所載之用途使用。先前於2022年票據公告中披露的所得款項淨額擬定用途概無變動。所得款項淨額的餘額（約99.6百萬美元，相當於人民幣648.4百萬元）已存入銀行。本集團將按照2022年票據公告所載方式逐步使用餘下所得款項淨額。本公司可因應市況變動調整其發展計劃，並相應重新分配所得款項用途。

有關進一步詳情，請參閱本公司日期為2019年10月8日、2019年10月10日、2020年8月7日及2020年8月14日的公告。

MATERIAL LITIGATION

As of 30 June 2021, the Company was not involved in any material litigation or arbitration. Nor were the Directors of the Company aware of any material litigation or claims that were pending or threatened against the Company.

INTERIM DIVIDEND

The Board does not recommend the distribution of an interim dividend for the six months ended 30 June 2021.

USE OF PROCEEDS

1. Use of Proceeds from Issue of USD-Denominated Senior Notes Due 2022

On 10 October 2019 and 7 August 2020, the Company entered into purchase agreements with various financial institutions in connection with the issue of USD-denominated senior notes due 2022 in the principal amount of US\$200 million and US\$100 million, respectively.

As at 30 June 2021, the Group had used around RMB1,309.1 million for general corporate purposes and refinancing existing indebtedness.

The utilised proceeds as described above were in accordance with the purposes set out in the announcements of the Company dated 8 October 2019 and 7 August 2020 (the “**2022 Notes Announcements**”). There was no change in the intended use of net proceeds as previously disclosed in the 2022 Notes Announcements. The remaining balance of the net proceeds (approximately US\$99.6 million, equivalent to RMB648.4 million) was placed with banks. The Group will gradually apply the remaining net proceeds in the manner set out in the 2022 Notes Announcements. The Company may adjust its development plans in response to changing market conditions and, thus, reallocate the use of the proceeds.

For further details, please refer to the announcements of the Company dated 8 October 2019, 10 October 2019, 7 August 2020 and 14 August 2020.

企業管治及其他資料 CORPORATE GOVERNANCE AND OTHER INFORMATION

2. 認購事項所得款項的用途

於2020年7月31日，本公司與淘寶中國訂立股份認購協議，據此，淘寶中國有條件同意認購，而本公司有條件同意以每股認購股份7.00港元的認購價配發及發行合共118,300,000股認購股份，總認購額為828,100,000港元。

認購事項的所得款項總額為828,100,000港元。於2021年6月30日，本集團已動用166.9百萬港元，用於一般公司用途。本公司擬將認購事項所得款項淨額（已扣減與認購事項有關的法律、專業及其他成本及開支）用作本集團的一般營運資金及擴大現有業務，或用於董事不時認為適當的其他用途。為免存疑，所得款項不可用於預付本集團任何本金額超過人民幣10百萬元的債務、借款或債項。

本公司預期在兩年內悉數動用所有所得款項。

有關進一步詳情，請參閱本公司日期為2020年7月31日的公告。

2. Use of Proceeds from Subscription

On 31 July 2020, the Company entered into a share subscription agreement with Taobao China, pursuant to which Taobao China conditionally agreed to subscribe for, and the Company conditionally agreed to allot and issue, a total of 118,300,000 subscription shares at the subscription price of HK\$7.00 per subscription share for a total subscription amount of HK\$828,100,000.

The gross proceeds from the subscription amount to HK\$828,100,000. As at 30 June 2021, the Group had used HK\$166.9 million for general corporate purposes. The Company intends to apply the net proceeds for the subscription (after deduction of legal, professional and other costs and expenses associated with the subscription) towards the Group's general working capital and to expand its existing businesses, or for other purposes considered appropriate by the Directors from time to time. For the avoidance of doubt, the proceeds may not be used to pre-pay any debt, borrowings or indebtedness of the Group with a principal amount of more than RMB10 million.

The Company expects to fully utilise all the proceeds within two years.

For further details, please refer to the announcement of the Company dated 31 July 2020.

企業管治及其他資料 CORPORATE GOVERNANCE AND OTHER INFORMATION

3. 發行可換股票據所得款項的用途

於2020年7月31日，本公司與阿里巴巴香港有限公司（「**阿里巴巴票據持有人**」）訂立認購協議，據此，阿里巴巴票據持有人有條件同意認購本金額為1,031,900,000港元的可換股票據。

票據發行的所得款項總額為1,031,900,000港元。於2021年6月30日，本集團已動用207.9百萬港元，用於一般公司用途。本公司擬將票據發行所得款項淨額（已扣減與票據發行有關的法律、專業及其他成本及開支）用作本集團的一般營運資金及擴大現有業務，或用於董事不時認為適當的其他用途。為免存疑，所得款項不可用於預付本集團任何本金額超過人民幣10百萬元之債務、借款或債項。

本公司預期在兩年內悉數動用所有所得款項。

有關進一步詳情，請參閱本公司日期為2020年7月31日的公告。

3. Use of Proceeds from Issuance of Convertible Note

On 31 July 2020, the Company entered into a subscription agreement with Alibaba.com Hong Kong Limited (the “**Alibaba Noteholder**”), pursuant to which the Alibaba Noteholder conditionally agreed to subscribe for the convertible note in the principal amount of HK\$1,031,900,000.

The gross proceeds from the note issuance amount to HK\$1,031,900,000. As at 30 June 2021, the Group had used HK\$207.9 million for general corporate purposes. The Company intends to apply the net proceeds for the note issuance (after deduction of legal, professional and other costs and expenses associated with the note issuance) towards the Group’s general working capital and to expand its existing businesses, or for other purposes considered appropriate by the Directors from time to time. For the avoidance of doubt, the proceeds may not be used to pre-pay any debt, borrowings or indebtedness of the Group with a principal amount of more than RMB10 million.

The Company expects to fully utilise all the proceeds within two years.

For further details, please refer to the announcement of the Company dated 31 July 2020.

企業管治及其他資料 CORPORATE GOVERNANCE AND OTHER INFORMATION

4. 發行美元計值於2023年到期的優先票據所得款項的用途

於2020年12月3日及2021年6月2日，本公司、房友信息技術及香港房友軟件技術有限公司與多家金融機構分別就發行本金額為200百萬美元及100百萬美元、於2023年到期以美元計值之票據（「**2023年票據**」）訂立購買協議。

於2021年6月30日，本集團已動用約人民幣1,306.3百萬元，用於現有債務再融資。

如上文所述的已使用所得款項均按照本公司日期為2020年12月3日及2021年6月2日之公告（「**2023年票據公告**」）所載之用途使用。先前於2023年票據公告中披露的所得款項淨額擬定用途概無變動。所得款項淨額的餘額（約100.0百萬美元，相當於人民幣651.2百萬元）已存入銀行。本集團將按照2023年票據公告所載方式逐步使用餘下所得款項淨額。本公司可因應市況變動調整其發展計劃，並相應重新分配所得款項用途。

有關進一步詳情，請參閱本公司日期為2020年12月3日、2020年12月11日、2021年6月3日及2021年6月11日的公告以及本公司於2020年12月11日及2021年6月15日刊發的發售備忘錄。

4. Use of Proceeds from Issue of USD-Denominated Senior Notes Due 2023

On 3 December 2020 and 2 June 2021, the Company, Fangyou Information Technology and Hong Kong Fangyou Software Technology Co. Ltd. entered into a purchase agreement with various financial institutions in connection with the issue of USD-denominated notes due 2023 in the principal amount of US\$200 million and US\$100 million, respectively (the “**2023 Notes**”).

As at 30 June 2021, the Group had used around RMB1,306.3 million for refinancing existing indebtedness.

The utilised proceeds as described above were used in accordance with the purposes set out in the announcements of the Company dated 3 December 2020 and 2 June 2021 (the “**2023 Notes Announcements**”). There was no change in the intended use of net proceeds as previously disclosed in the 2023 Notes Announcements. The remaining balance of the net proceeds (approximately US\$100.0 million, equivalent to RMB651.2 million) was placed with banks. The Group will gradually apply the remaining net proceeds in the manner set out in the 2023 Notes Announcements. The Company may adjust its development plans in response to changing market conditions and, thus, reallocate the use of the proceeds.

For further details, please refer to the announcements of the Company dated 3 December 2020, 11 December 2020, 3 June 2021 and 11 June 2021 and the offering memoranda published by the Company on 11 December 2020 and 15 June 2021.

企業管治及其他資料 CORPORATE GOVERNANCE AND OTHER INFORMATION

根據《上市規則》第13.51B(1)條披露董事資料的變動

根據《上市規則》第13.51B(1)條，有關董事資料的變動載列如下：

1. 自2021年6月起，朱洪超先生獲委任為上海百聯集團股份有限公司（一家於上海證券交易所上市的公司，證券代碼：600827）的獨立董事。
2. 湯興先生獲董事會委任為非執行董事，自2021年9月2日起生效。
3. 李思龍先生辭任非執行董事，自2021年9月2日生效。
4. 呂沛美先生獲董事會委任為非執行董事，自2021年9月2日起生效。
5. 黃浩俊先生辭任非執行董事，自2021年9月2日起生效。

除本中期報告所披露者外，概無董事資料須根據《上市規則》第13.51B(1)條予以披露。

DISCLOSURE OF CHANGES IN DIRECTORS' INFORMATION PURSUANT TO LISTING RULE 13.51B(1)

Pursuant to Rule 13.51B(1) of the Listing Rules, the change in information of Directors is set out below:

1. Mr. Zhu Hongchao was appointed as an independent director of Shanghai Bailian (Group) Co., Ltd. (上海百聯集團股份有限公司), a company listed on the Shanghai Stock Exchange with stock code 600827, since June 2021.
2. Mr. Tang Xing was appointed by the Board as a non-executive Director effective from 2 September 2021.
3. Mr. Li Silong resigned as a non-executive Director effective from 2 September 2021.
4. Mr. Lv Peimei was appointed by the Board as a non-executive Director effective from 2 September 2021.
5. Mr. Huang Haojun resigned as a non-executive Director effective from 2 September 2021.

Save as disclosed in this interim report, there has been no change to the information of the Directors which is required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules.

企業管治及其他資料 CORPORATE GOVERNANCE AND OTHER INFORMATION

董事及最高行政人員於本公司或其相聯法團的股份、相關股份及債權證的權益及淡倉

於2021年6月30日，本公司董事及最高行政人員於本公司或其相聯法團（定義見證券及期貨條例第XV部）的股份、相關股份及債權證中擁有(a)根據證券及期貨條例第XV部第7及8分部須知會本公司及聯交所之權益及淡倉（包括根據證券及期貨條例之有關條文被當作或被視為擁有的權益及淡倉）；或(b)根據證券及期貨條例第352條須記入本公司存置的登記冊所記錄的權益及淡倉；或(c)根據《標準守則》知會本公司及聯交所的權益及淡倉如下：

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY OR ASSOCIATED CORPORATIONS

As at 30 June 2021, the interests and short positions of the Directors and chief executives of the Company in the Shares, underlying Shares and debentures of the Company or its associated corporations within the meaning of Part XV of the SFO, which were required (a) 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 they were taken or deemed to have under such provisions of the SFO); or (b) to be recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO; or (c) as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code were as follows:

董事或最高行政人員姓名	權益性質	普通股數目	持股概約百分比
Name of Director or chief executive	Nature of interest	Number of ordinary shares	Approximate percentage of holding
周先生 ⁽²⁾ Mr. Zhou ⁽²⁾	受控法團權益及實益擁有人 Interest in controlled corporations and beneficial owner	546,406,832(L)	31.240%
黃燦浩先生 ⁽³⁾ Mr. Huang Canhao ⁽³⁾	實益擁有人 Beneficial owner	9,600,000(L)	0.549%
丁祖昱先生 ⁽³⁾ Mr. Ding Zuyu ⁽³⁾	實益擁有人 Beneficial owner	9,600,000(L)	0.549%
程立瀾先生 ⁽³⁾ Mr. Cheng Li-Lan ⁽³⁾	實益擁有人 Beneficial owner	1,446,000(L)	0.083%
嚴安女士 ⁽³⁾ Ms. Yan An ⁽³⁾	實益擁有人 Beneficial owner	2,400,000(L)	0.137%
周亮先生 ⁽³⁾ Mr. Zhou Liang ⁽³⁾	實益擁有人 Beneficial owner	2,400,000(L)	0.137%

附註：

(1) 計算乃基於2021年6月30日已發行總數1,749,059,530股股份。

Notes:

(1) The calculation is based on the total number of 1,749,059,530 Shares in issue as at 30 June 2021.

企業管治及其他資料 CORPORATE GOVERNANCE AND OTHER INFORMATION

- (2) 546,406,832股股份分別由中國房產信息集團、易居(中國)控股、Regal Ace及Kanrich持有228,920,000股、280,251,773股、20,000,000股及2,775,059股，並且相當於14,460,000股根據首次公開發售前購股權計劃授出的購股權獲行使後將予發行的股份。中國房產信息集團為易居(中國)控股旗下全資附屬公司，易居(中國)控股為易居控股旗下全資附屬公司。易居控股由On Chance、Jun Heng及周先生持有33.13%、14.65%及52.22%的股權。Jun Heng由On Chance全資擁有，而On Chance由周先生全資擁有。Regal Ace由周先生全資擁有。中國房產信息集團持有的228,920,000股股份質押予浦發銀行，作為浦發銀行授予易居(中國)控股定期貸款融通的抵押品。有關進一步詳情，請參閱本公司日期為2018年9月6日的公告。
- (3) 該等股份指根據首次公開發售前購股權計劃授出的購股權獲行使後將予發行的股份。
- (4) 字母「L」表示該名人士於股份中的好倉(定義見證券及期貨條例第XV部)。
- (2) 546,406,832 Shares are held as to 228,920,000 Shares by CRE Corp, 280,251,773 Shares by E-House (China) Holdings, 20,000,000 Shares by Regal Ace and 2,775,059 Shares by Kanrich, respectively, and represent 14,460,000 Shares to be issued upon exercise of options granted under the Pre-IPO Share Option Scheme. CRE Corp is a wholly-owned subsidiary of E-House (China) Holdings, itself a wholly-owned subsidiary of E-House Holdings. E-House Holdings is held as to 33.13% by On Chance, 14.65% by Jun Heng, and 52.22% by Mr. Zhou. Jun Heng is wholly-owned by On Chance, which is in turn wholly-owned by Mr. Zhou. Regal Ace is wholly-owned by Mr. Zhou. The 228,920,000 Shares held by CRE Corp were pledged in favour of SPD Bank as security for a term loan facility granted by SPD Bank to E-House (China) Holdings. Please refer to the announcement of the Company dated 6 September 2018 for further details.
- (3) These Shares represent the Shares to be issued upon exercise of options granted under the Pre-IPO Share Option Scheme.
- (4) The letter “L” denotes the person’s long position (as defined under Part XV of the SFO) in the Shares.

除上文所披露者外，於2021年6月30日，概無本公司董事或最高行政人員於本公司或其任何相聯法團(定義見證券及期貨條例第XV部)的股份、相關股份或債權證中擁有根據證券及期貨條例第352條本公司存置的登記冊所記錄的權益或淡倉，或根據《標準守則》知會本公司及聯交所的權益或淡倉。

Save as disclosed above, as at 30 June 2021, none of the Directors and chief executives of the Company has any interest or short position in the Shares, underlying Shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) as recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to Model Code.

企業管治及其他資料

CORPORATE GOVERNANCE AND OTHER INFORMATION

主要股東於股份及相關股份之權益與淡倉

於2021年6月30日，董事及最高行政人員（其權益已於本中期報告內披露）除外的人士於本公司股份及相關股份中擁有本公司根據證券及期貨條例第336條存置的登記冊所記錄之權益或淡倉如下：

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

As at 30 June 2021, the persons other than the Directors and chief executives, whose interests have been disclosed in this interim report, had an interest or short position in the Shares and underlying Shares of the Company as recorded in the register required to be kept by the Company, pursuant to Section 336 of the SFO, were as follows:

股東名稱	身份／權益性質	普通股數目	持股概約百分比 ⁽¹⁾
Name of Shareholder	Capacity/Nature of interest	Number of ordinary shares	Approximate percentage of holding ⁽¹⁾
中國房產信息集團 ⁽²⁾	實益擁有人		
CRE Corp ⁽²⁾	Beneficial owner	228,920,000(L)	13.088%
易居(中國)控股 ⁽³⁾	受控制法團權益／實益擁有人		
E-House (China) Holdings ⁽³⁾	Interest of controlled corporations/ Beneficial owner	509,171,773(L)	29.111%
易居控股 ⁽³⁾	受控制法團權益		
E-House Holdings ⁽³⁾	Interest of controlled corporations	509,171,773(L)	29.111%
阿里巴巴控股 ⁽⁴⁾	受控制法團權益		
Alibaba Holding ⁽⁴⁾	Interest of controlled corporations	625,096,197(L)	35.739%
淘寶中國控股有限公司 ⁽⁴⁾	實益擁有人	248,000,000(S)	14.179%
Taobao China Holding Limited ⁽⁴⁾	Beneficial owner	277,588,000(L)	15.871%
		248,000,000(S)	14.179%
Taobao Holding Limited ⁽⁴⁾	受控制法團權益		
Taobao Holding Limited ⁽⁴⁾	Interest of controlled corporations	277,588,000(L)	15.871%
		248,000,000(S)	14.179%
Alibaba Investment Limited ⁽⁴⁾	實益擁有人		
Alibaba Investment Limited ⁽⁴⁾	Beneficial owner	248,000,000(L)	14.179%
阿里巴巴香港有限公司 ⁽⁴⁾	實益擁有人		
Alibaba.com Hong Kong Limited ⁽⁴⁾	Beneficial owner	99,508,197(L)	5.689%
Alibaba.com Investment Holding Limited ⁽⁴⁾	受控制法團權益		
Alibaba.com Investment Holding Limited ⁽⁴⁾	Interest of controlled corporations	99,508,197(L)	5.689%
阿里巴巴網絡有限公司 ⁽⁴⁾	受控制法團權益		
Alibaba.com Limited ⁽⁴⁾	Interest of controlled corporations	99,508,197(L)	5.689%
樂意發展有限公司 ⁽⁵⁾	實益擁有人		
Jovial Idea Developments Limited ⁽⁵⁾	Beneficial owner	171,690,000(L)	9.816%

企業管治及其他資料 CORPORATE GOVERNANCE AND OTHER INFORMATION

股東名稱	身份／權益性質	普通股數目	持股概約百分比 ⁽¹⁾
Name of Shareholder	Capacity/Nature of interest	Number of ordinary shares	Approximate percentage of holding ⁽¹⁾
中華環球有限公司 ⁽⁵⁾	受控制法團權益		
Central Sino Global Limited ⁽⁵⁾	Interest of controlled corporations	171,690,000(L)	9.816%
天基控股有限公司 ⁽⁵⁾	受控制法團權益		
Tianji Holding Limited ⁽⁵⁾	Interest of controlled corporations	171,690,000(L)	9.816%
恒大地產集團有限公司 ⁽⁵⁾	受控制法團權益		
Hengda Real Estate Group Company Limited ⁽⁵⁾	Interest of controlled corporations	171,690,000(L)	9.816%
廣州市凱隆置業有限公司 ⁽⁵⁾	受控制法團權益		
Guangzhou Kailong Real Estate Company Limited ⁽⁵⁾	Interest of controlled corporations	171,690,000(L)	9.816%
廣州市超豐置業有限公司 ⁽⁵⁾	受控制法團權益		
Guangzhou Chaofeng Land Company Limited ⁽⁵⁾	Interest of controlled corporations	171,690,000(L)	9.816%
安基BVI有限公司 ⁽⁵⁾	受控制法團權益		
Anji (BVI) Limited ⁽⁵⁾	Interest of controlled corporations	171,690,000(L)	9.816%
恒大 ⁽⁵⁾	受控制法團權益		
Evergrande ⁽⁵⁾	Interest of controlled corporations	171,690,000(L)	9.816%
Xin Xin (BVI) Limited ⁽⁵⁾	受控制法團權益		
Xin Xin (BVI) Limited ⁽⁵⁾	Interest of controlled corporations	171,690,000(L)	9.816%
許家印先生 ⁽⁵⁾	受控制法團權益		
Mr. Hui Ka Yan ⁽⁵⁾	Interest of controlled corporations	171,690,000(L)	9.816%
Captain Valley (Cayman) Limited ⁽⁶⁾	實益擁有人		
Captain Valley (Cayman) Limited ⁽⁶⁾	Beneficial owner	171,690,000(L)	9.816%
Climax Fame (BVI) Limited ⁽⁶⁾	受控制法團權益		
Climax Fame (BVI) Limited ⁽⁶⁾	Interest of controlled corporations	171,690,000(L)	9.816%
萬科金融(香港)有限公司 ⁽⁶⁾	受控制法團權益		
Vanke Finance (Hong Kong) Limited ⁽⁶⁾	Interest of controlled corporations	171,690,000(L)	9.816%
萬科置業(香港)有限公司 ⁽⁶⁾	受控制法團權益		
Vanke Property (Hong Kong) Limited ⁽⁶⁾	Interest of controlled corporations	171,690,000(L)	9.816%
上海萬科企業有限公司 ⁽⁶⁾	受控制法團權益		
Shanghai Vanke Real Estate Company Limited ⁽⁶⁾	Interest of controlled corporations	171,690,000(L)	9.816%
上海萬科投資管理有限公司 ⁽⁶⁾	受控制法團權益		
Shanghai Vanke Investment and Management Company Limited ⁽⁶⁾	Interest of controlled corporations	171,690,000(L)	9.816%
萬科 ⁽⁶⁾	受控制法團權益		
Vanke ⁽⁶⁾	Interest of controlled corporations	171,690,000(L)	9.816%

企業管治及其他資料 CORPORATE GOVERNANCE AND OTHER INFORMATION

附註：

- (1) 計算乃基於2021年6月30日已發行總數1,749,059,530股股份。
- (2) 中國房產信息集團為易居(中國)控股旗下全資附屬公司，易居(中國)控股為易居控股旗下全資附屬公司。易居控股由On Chance、Jun Heng及周先生持有33.13%、14.65%及52.22%的股權。Jun Heng由On Chance全資擁有，而On Chance由周先生全資擁有。中國房產信息集團持有的228,920,000股股份質押予浦發銀行，作為浦發銀行授予易居(中國)控股定期貸款融通的抵押品。有關進一步詳情，請參閱本公司日期為2018年9月6日的公告。
- (3) 509,171,773股股份分別由中國房產信息集團及易居(中國)控股持有228,920,000股及280,251,773股。中國房產信息集團為易居(中國)控股旗下全資附屬公司，易居(中國)控股為易居控股旗下全資附屬公司。易居控股由On Chance、Jun Heng及周先生持有33.13%、14.65%及52.22%的股權。Jun Heng由On Chance全資擁有，而On Chance由周先生全資擁有。
- (4) 277,588,000股股份由淘寶中國控股有限公司持有及99,508,197份可換股票據由阿里巴巴香港有限公司持有。淘寶中國控股有限公司為Taobao Holding Limited的全資附屬公司，而Taobao Holding Limited為阿里巴巴控股的全資附屬公司。阿里巴巴香港有限公司由Alibaba.com Investment Holding Limited全資擁有，而Alibaba.com Investment Holding Limited為阿里巴巴網絡有限公司的全資附屬公司。阿里巴巴控股持有阿里巴巴網絡有限公司80.02%的股權。

Notes:

- (1) The calculation is based on the total number of 1,749,059,530 Shares in issue as at 30 June 2021.
- (2) CRE Corp is a wholly-owned subsidiary of E-House (China) Holdings, itself a wholly-owned subsidiary of E-House Holdings. E-House Holdings is held as to 33.13% by On Chance, 14.65% by Jun Heng, and 52.22% by Mr. Zhou. Jun Heng is wholly-owned by On Chance which is in turn wholly-owned by Mr. Zhou. The 228,920,000 Shares held by CRE Corp were pledged in favour of SPD Bank as security for a term loan facility granted by SPD Bank to E-House (China) Holdings. Please refer to the announcement of the Company dated 6 September 2018 for further details.
- (3) 509,171,773 Shares are held as to 228,920,000 Shares by CRE Corp and 280,251,773 Shares by E-House (China) Holdings. CRE Corp is a wholly-owned subsidiary of E-House (China) Holdings, itself a wholly-owned subsidiary of E-House Holdings. E-House Holdings is held as to 33.13% by On Chance, 14.65% by Jun Heng, and 52.22% by Mr. Zhou. Jun Heng is wholly-owned by On Chance which is in turn wholly-owned by Mr. Zhou.
- (4) 277,588,000 Shares are held by Taobao China Holding Limited and 99,508,197 Convertible Notes are held by Alibaba.com Hong Kong Limited. Taobao China Holding Limited is a wholly-owned subsidiary of Taobao Holding Limited, which is a wholly-owned subsidiary of Alibaba Holding. Alibaba.com Hong Kong Limited is wholly-owned by Alibaba.com Investment Holding Limited, which is a wholly-owned subsidiary of Alibaba.com Limited. Alibaba.com Limited is 80.02% held by Alibaba Holding.

企業管治及其他資料

CORPORATE GOVERNANCE AND OTHER INFORMATION

- (5) 樂意發展有限公司由中華環球有限公司全資擁有，而中華環球有限公司由天基控股有限公司全資擁有。天基控股有限公司由恒大地產集團有限公司全資擁有，恒大地產集團有限公司由廣州市凱隆置業有限公司持有63.46%的股權，而廣州市凱隆置業有限公司由廣州市超豐置業有限公司全資擁有。廣州市超豐置業有限公司由安基BVI有限公司全資擁有，而安基BVI有限公司由恒大全資擁有，Xin Xin (BVI) Limited持有恒大70.30%的股權，許家印先生持有Xin Xin (BVI) Limited 100%的股權。因此中華環球有限公司、天基控股有限公司、恒大地產集團有限公司、廣州市凱隆置業有限公司、廣州市超豐置業有限公司、安基BVI有限公司、恒大、Xin Xin (BVI) Limited及許家印先生皆被視為於樂意發展有限公司持有之股份中擁有權益。
- (6) Captain Valley (Cayman) Limited由Climax Fame (BVI) Limited全資擁有，而Climax Fame (BVI) Limited由萬科金融(香港)有限公司全資擁有。萬科金融(香港)有限公司由萬科置業(香港)有限公司全資擁有，而萬科置業(香港)有限公司由上海萬科企業有限公司全資擁有。上海萬科企業有限公司由上海萬科投資管理有限公司全資擁有，而上海萬科投資管理有限公司由萬科全資擁有。因此Climax Fame (BVI) Limited、萬科金融(香港)有限公司、萬科置業(香港)有限公司、上海萬科企業有限公司、上海萬科投資管理有限公司及萬科皆被視為於Captain Valley (Cayman) Limited持有之股份中擁有權益。
- (7) 字母「L」表示該名人士於股份中的好倉(定義見證券及期貨條例第XV部)。
- (8) 字母「S」表示該名人士於股份中的淡倉(定義見證券及期貨條例第XV部)。
- (5) Jovial Idea Developments Limited is wholly-owned by Central Sino Global Limited (中華環球有限公司), which is in turn wholly-owned by Tianji Holding Limited (天基控股有限公司). Tianji Holding Limited is wholly-owned by Hengda Real Estate Group Company Limited (恒大地產集團有限公司), which is owned as to 63.46% by Guangzhou Kailong Real Estate Company Limited (廣州市凱隆置業有限公司), which is in turn wholly-owned by Guangzhou Chaofeng Land Company Limited (廣州市超豐置業有限公司). Guangzhou Chaofeng Land Company Limited is wholly-owned by Anji (BVI) Limited (安基BVI有限公司), which is wholly-owned by Evergrande. Evergrande is held as to 70.30% by Xin Xin (BVI) Limited, itself is wholly-owned by Mr. Hui Ka Yan. Hence, Central Sino Global Limited, Tianji Holding Limited, Hengda Real Estate Group Company Limited, Guangzhou Kailong Real Estate Company Limited, Guangzhou Chaofeng Land Company Limited, Anji (BVI) Limited, Evergrande, Xin Xin (BVI) Limited and Mr. Hui Ka Yan are deemed to be interested in the Shares held by Jovial Idea Developments Limited.
- (6) Captain Valley (Cayman) Limited is wholly-owned by Climax Fame (BVI) Limited, which is in turn wholly-owned by Vanke Finance (Hong Kong) Limited. Vanke Finance (Hong Kong) Limited is wholly-owned by Vanke Property (Hong Kong) Company Limited, which is in turn wholly-owned by Shanghai Vanke Enterprise Company Limited (上海萬科企業有限公司). Shanghai Vanke Enterprise Company Limited is wholly-owned by Shanghai Vanke Investment and Management Company Limited (上海萬科投資管理有限公司), which is in turn wholly-owned by Vanke. Hence, Climax Fame (BVI) Limited, Vanke Finance (Hong Kong) Company Limited, Vanke Property (Hong Kong) Company Limited, Shanghai Vanke Enterprise Company Limited, Shanghai Vanke Investment and Management Company Limited and Vanke are deemed to be interested in the Shares held by Captain Valley (Cayman) Limited.
- (7) The letter "L" denotes the person's long position (as defined under Part XV of the SFO) in the Shares.
- (8) The letter "S" denotes the person's short position (as defined under Part XV of the SFO) in the Shares.

除此處所披露者外，於2021年6月30日，概無除董事及最高行政人員(其權益載於本中期報告)外的人士於本公司股份或相關股份中擁有本公司根據證券及期貨條例第336條存置的登記冊所記錄的權益或淡倉。

Save as disclosed herein, as at 30 June 2021, no person, other than the Directors and chief executives whose interests are set out in this interim report, had any interests or short positions in the Shares or underlying Shares of the Company as recorded in the register required to be kept by the Company pursuant to Section 336 of the SFO.

企業管治及其他資料 CORPORATE GOVERNANCE AND OTHER INFORMATION

購股權計劃

1. 首次公開發售前購股權計劃

首次公開發售前購股權計劃旨在為選定參與者提供機會購買本公司所有人權益，並激勵選定參與者為本公司及其股東的整體利益作出努力，提升本公司及其股份價值。首次公開發售前購股權計劃將使本公司靈活挽留、激勵、獎勵選定參與者並給予其酬勞、補償及／或福利。

首次公開發售前購股權計劃的進一步詳情載於招股章程及財務報表附註19。

截至2021年6月30日止六個月期間，根據首次公開發售前購股權計劃授出的購股權的變動詳情如下：

SHARE OPTION SCHEMES

1. Pre-IPO Share Option Scheme

The purpose of the Pre-IPO Share Option Scheme is to provide selected participants with the opportunity to acquire proprietary interests in our Company and to encourage the selected participants to work towards enhancing the value of our Company and our Shares for the benefit of our Company and our Shareholders as a whole. The Pre-IPO Share Option Scheme will provide our Company with a flexible means of retaining, incentivizing, rewarding, remunerating, compensating and/or providing benefits to the selected participants.

Further details of the Pre-IPO Share Option Scheme are set out in the Prospectus and note 19 to the financial statements.

Details of the movements of the options granted under the Pre-IPO Share Option Scheme during the six months ended 30 June 2021 are as follows:

購股權持有人 姓名或類別	職務	授出日期	購股權期間	購股權數目 Number of options				
				於2021年 1月1日 尚未行使 Outstanding as at Exercise price	期內 已行使 exercised during the Period	期內已 註銷／失效 Cancelled/ Lapsed during the Period	於2021年 6月30日 尚未行使 Outstanding as at 30 June 2021	
Name or category of option holders	Position	Date of grant	Option period	Exercise price	1 January 2021	exercised during the Period	Cancelled/ Lapsed during the Period	30 June 2021
本公司董事 Directors of the Company								
周忻先生 Mr. Zhou Xin	執行董事兼主席 Executive Director & Chairman	2018年4月21日 21 April 2018	授予日期起10年 10 years from the date of grant	10.37港元 HK\$10.37	14,460,000	-	-	14,460,000
黃燦浩先生 Mr. Huang Canhao	執行董事兼副主席 Executive Director & Vice Chairman	2018年4月21日 21 April 2018	授予日期起10年 10 years from the date of grant	10.37港元 HK\$10.37	9,600,000	-	-	9,600,000
丁祖昱博士 Dr. Ding Zuyu	執行董事兼首席執行官 Executive Director & Chief Executive Officer	2018年4月21日 21 April 2018	授予日期起10年 10 years from the date of grant	10.37港元 HK\$10.37	9,600,000	-	-	9,600,000
程立瀾博士 Dr. Cheng Li-Lan	執行董事 Executive Director	2018年4月21日 21 April 2018	授予日期起10年 10 years from the date of grant	10.37港元 HK\$10.37	1,446,000	-	-	1,446,000
其他承授人總計 Other grantees in aggregate		2018年4月21日 21 April 2018	授予日期起10年 10 years from the date of grant	10.37港元 HK\$10.37	52,469,200	-	2,498,400	49,970,800
總計 Total					87,575,200	-	2,498,400	85,076,800

企業管治及其他資料 CORPORATE GOVERNANCE AND OTHER INFORMATION

2. 首次公開發售後購股權計劃

一項購股權計劃（「首次公開發售後購股權計劃」）於2018年7月4日通過股東書面決議案採納。

首次公開發售後購股權計劃旨在為合資格人士提供機會獲取本公司自有權益，並激勵合資格人士為本公司及其股東的整體利益作出努力，提升本公司及股份的價值。首次公開發售後購股權計劃將使本公司靈活挽留、激勵、獎勵合資格人士並給予其酬勞、補償及／或福利。

於2021年6月30日，概無購股權根據首次公開發售後購股權計劃獲授予、同意授予、已行使、註銷或失效，因此首次公開發售後購股權計劃可供授予的股份總數為146,743,600股。

2. Post-IPO Share Option Scheme

A share option scheme (the “**Post-IPO Share Option Scheme**”) was adopted pursuant to the written resolutions of the Shareholders passed on 4 July 2018.

The purpose of the Post-IPO Share Option Scheme is to provide eligible persons to the Post-IPO Share Option Scheme with the opportunity to acquire proprietary interests in our Company and to encourage the eligible person to work towards enhancing the value of our Company and our Shares for the benefit of our Company and Shareholders as a whole. The Post-IPO Share Option Scheme will provide our Company with a flexible means of retaining, incentivizing, rewarding, remunerating, compensating and/or providing benefits to eligible persons.

As at 30 June 2021, no options had been granted, agreed to be granted, exercised, cancelled or lapsed pursuant to the Post-IPO Share Option Scheme and therefore the total number of Shares available for grant under the Post-IPO Share Option Scheme was 146,743,600 Shares.

簡明綜合財務報表審閱報告

REPORT ON REVIEW OF CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

致：易居（中國）企業控股有限公司董事會
（於開曼群島註冊成立的有限公司）

To the Board of Directors of E-House (China) Enterprise Holdings Limited
(Incorporated in the Cayman Islands with Limited Liability)

引言

吾等已審閱載列於第39至117頁之易居（中國）企業控股有限公司（「貴公司」）、其附屬公司及綜合可變權益實體（以下統稱「貴集團」）之簡明綜合財務報表，包括截至2021年6月30日之簡明綜合財務狀況表及截至該日止六個月期間之相關簡明綜合損益及其他全面收益表、權益變動表及現金流量表以及若干附註解釋。《香港聯合交易所有限公司證券上市規則》規定，中期財務資料報告之編製須符合其相關規定以及國際會計準則理事會頒佈的《國際會計準則》第34號「中期財務報告」（「《國際會計準則》第34號」）。貴公司董事負責根據《國際會計準則》第34號編製及呈列該等簡明綜合財務報表。吾等之責任為根據吾等之審閱對該等簡明綜合財務報表作出結論，並按照委聘之協議條款僅向整體董事會作出報告，除此之外，本報告並無其他目的。吾等概不就本報告的內容對任何其他人士負責或承擔責任。

INTRODUCTION

We have reviewed the condensed consolidated financial statements of E-House (China) Enterprise Holdings Limited (the "Company"), its subsidiaries and consolidated variable interest entities (collectively referred to as the "Group") set out on pages 39 to 117, which comprise the condensed consolidated statement of financial position as of 30 June 2021 and the related condensed consolidated statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the six months period then ended, and certain explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and International Accounting Standard 34 "Interim Financial Reporting" ("IAS 34") issued by the International Accounting Standards Board. The directors of the Company are responsible for the preparation and presentation of these condensed consolidated financial statements in accordance with IAS 34. Our responsibility is to express a conclusion on these condensed consolidated financial statements based on our review, and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

審閱範圍

吾等根據國際審計與鑒證準則理事會頒佈之國際審閱委聘準則第2410號「由實體獨立核數師審閱中期財務資料」進行審閱。該等簡明綜合財務報表之審閱範圍主要包括向財務及會計事宜之負責人作出查詢，及進行分析與其他審閱程序。由於審閱工作涵蓋之範圍遠較根據《國際審計準則》進行之審計工作為小，故吾等不保證已知悉所有應於審計工作中可能發現之重大事項。因此，吾等不會發表任何審計意見。

SCOPE OF REVIEW

We conducted our review in accordance with International Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the International Auditing and Assurance Standards Board. A review of these condensed consolidated financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

簡明綜合財務報表審閱報告

REPORT ON REVIEW OF CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

結論

按照吾等之審閱結果，吾等並無發現任何事項，令吾等相信簡明綜合財務報表在任何重大方面未根據《國際會計準則》第34號編製。

德勤•關黃陳方會計師行
執業會計師

香港
2021年8月31日

CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the condensed consolidated financial statements are not prepared, in all material respects, in accordance with IAS 34.

Deloitte Touche Tohmatsu
Certified Public Accountants

Hong Kong
31 August 2021

簡明綜合損益及其他全面收益表

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

截至2021年6月30日止六個月 For the six months ended 30 June 2021

		截至6月30日止六個月期間 For the six months period ended 30 June	
		2021年 人民幣千元 (未經審計)	2020年 人民幣千元 (未經審計)
		2021 RMB'000 (unaudited)	2020 RMB'000 (unaudited)
	附註 Notes		
收入	Revenue	3	2,844,954
員工成本	Staff costs	(1,783,618)	(1,183,902)
宣傳及推廣開支	Advertising and promotion expenses	(1,450,226)	(102,577)
租金開支	Rental expenses	(50,938)	(17,006)
折舊及攤銷開支	Depreciation and amortisation expenses	(210,620)	(65,792)
面臨預期信貸損失 (「預期信貸損失」)的 金融資產虧損撥備 (扣除撥回)	Loss allowance on financial assets subject to expected credit loss ("ECL"), net of reversal	14	(52,596)
終止確認按公允價值計量並 計入其他全面收益 (「按公允價值計量並 計入其他全面收益」)的 應收款項產生的虧損	Loss on derecognition of receivables at fair value through other comprehensive income ("FVTOCI")		(7,643)
諮詢開支	Consultancy expenses	(175,208)	(79,325)
分銷開支	Distribution expenses	(1,982,390)	(968,380)
其他經營成本	Other operating costs	(316,861)	(97,974)
其他收入	Other income	5	62,192
其他收益及虧損	Other gains and losses	213,474	36,861
其他開支	Other expenses	(4,706)	(1,239)
應佔聯營公司業績	Share of results of associates	6,435	2,829
融資成本	Finance costs	(269,568)	(209,054)
稅前(虧損)利潤	(Loss) profit before taxation	(1,551,334)	161,348
所得稅開支	Income tax expense	6	(56,690)
期內(虧損)利潤	(Loss) profit for the period	7	104,658
其他全面(開支)收益	Other comprehensive (expense) income		
其後可能重新分類至損益的 項目：	Items that may be reclassified subsequently to profit or loss:		
按公允價值計量並計入其他 全面收益的應收款項 公允價值變動	Fair value changes on receivables measured at FVTOCI		(49,540)
按公允價值計量並計入其他 全面收益的應收款項 預期信貸損失變動淨額	Net changes in ECL of receivables measured at FVTOCI		49,540
換算海外業務產生的匯兌差額	Exchange differences arising on translation of foreign operations		-
		(1,492,650)	
		1,492,650	
		318	

簡明綜合損益及其他全面收益表

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

截至2021年6月30日止六個月 For the six months ended 30 June 2021

		截至6月30日止六個月期間 For the six months period ended 30 June	
	附註 Notes	2021年 人民幣千元 (未經審計) 2021 RMB'000 (unaudited)	2020年 人民幣千元 (未經審計) 2020 RMB'000 (unaudited)
期內其他全面(開支)收益， 扣除所得稅	Other comprehensive (expense) income for the period, net of income tax	318	–
期內全面(開支)收益總額	Total comprehensive (expense) income for the period	(1,562,428)	104,658
		截至6月30日止六個月期間 For the six months period ended 30 June	
		2021年 人民幣千元 (未經審計) 2021 RMB'000 (unaudited)	2020年 人民幣千元 (未經審計) 2020 RMB'000 (unaudited)
下列人士應佔期內 (虧損)利潤：	(Loss) profit for the period attributable to:		
本公司擁有人	Owners of the Company	(1,423,344)	29,934
非控股權益	Non-controlling interests	(139,402)	74,724
		(1,562,746)	104,658
以下人士應佔期內 全面(開支)收益總額：	Total comprehensive (expense) income for the period attribute to:		
本公司擁有人	Owners of the Company	(1,423,022)	29,934
非控股權益	Non-controlling interests	(139,406)	74,724
		(1,562,428)	104,658
每股(虧損)盈利	(Loss) earnings per share		
– 基本(人民幣分)	– Basic (RMB cents)	9	2.17
– 攤薄(人民幣分)	– Diluted (RMB cents)		2.17

簡明綜合財務狀況表

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

於2021年6月30日 At 30 June 2021

		附註	2021年6月30日 人民幣千元 (未經審計) 30 June 2021 RMB'000 (unaudited)	2020年12月31日 人民幣千元 (經審計) 31 December 2020 RMB'000 (audited)
		Notes		
非流動資產	Non-current assets			
物業及設備	Property and equipment	10	1,080,688	1,077,120
使用權資產	Right-of-use assets	10	484,910	542,331
投資物業	Investment properties	10	666,423	700,996
商譽	Goodwill		549,223	549,223
無形資產	Intangible assets		964,201	699,474
於聯營公司權益	Interests in associates		75,198	300,694
應收關聯方款項	Amounts due from related parties	12	10,444	11,135
遞延稅項資產	Deferred tax assets	15	936,457	845,467
其他非流動資產	Other non-current assets	11	1,220,735	594,366
			5,988,279	5,320,806
流動資產	Current assets			
應收賬款及應收票據	Accounts receivables and bills receivables	11	581,347	1,066,285
其他應收款項	Other receivables	11	2,386,862	2,322,991
應收關聯方款項	Amounts due from related parties	12	159,789	293,945
按公允價值計量並計入 其他全面收益的應收款項	Receivables at FVTOCI	13		
— 應收賬款及應收票據	— accounts receivables and bills receivables		5,003,481	4,813,186
— 應收關聯方款項	— amounts due from related parties			
— 應收賬款	— accounts receivables		1,689,383	2,152,393
合約資產	Contract assets		12,661	8,628
按公允價值計量並計入損益 (「按公允價值計量並 計入損益」)的金融資產	Financial assets at fair value through profit or loss ("FVTPL")		1,427,749	1,388,027
受限制銀行結餘	Restricted bank balances		643,522	284,943
已抵押銀行存款	Pledged bank deposits		606,346	605,902
銀行結餘及現金	Bank balances and cash		6,090,864	7,515,836
			18,602,004	20,452,136
流動負債	Current liabilities			
應付賬款	Accounts payables	16	2,154,718	1,374,616
客戶墊款	Advance from customers	16	731,569	721,827
應計薪金及福利開支	Accrued payroll and welfare expenses		680,725	752,392
其他應付款項	Other payables	16	1,419,471	976,912
應付股息	Dividend payables		91,324	—
合約負債	Contract liabilities		230,786	156,368
應付稅項	Tax payables		1,455,112	1,396,756
應付關聯方款項	Amounts due to related parties	12	145,409	155,662
銀行借款	Bank borrowings	17A	2,115,443	1,641,115
其他借款	Other borrowings	17A	1,909,028	1,952,623
租賃負債	Lease liabilities		91,842	101,842

簡明綜合財務狀況表

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

於2021年6月30日 At 30 June 2021

		附註	2021年6月30日 人民幣千元 (未經審計)	2020年12月31日 人民幣千元 (經審計)
		Notes	30 June 2021 RMB'000 (unaudited)	31 December 2020 RMB'000 (audited)
			11,025,427	9,230,113
流動資產淨額	Net current assets		7,576,577	11,222,023
資產總值減流動負債	Total assets less current liabilities		13,564,856	16,542,829
非流動負債	Non-current liabilities			
遞延稅項負債	Deferred tax liabilities	15	271,952	201,058
銀行借款	Bank borrowings	17A	571,786	580,188
其他借款	Other borrowings	17A	1,906,979	3,195,350
可換股票據	Convertible note	17B	831,603	840,372
租賃負債	Lease liabilities		210,417	232,210
			3,792,737	5,049,178
資產淨值	Net assets		9,772,119	11,493,651
資本及儲備	Capital and reserves			
股本	Share capital	18	116	116
股份溢價	Share premium		6,148,273	6,239,597
儲備	Reserves		2,528,853	4,024,462
本公司擁有人應佔權益	Equity attributable to owners of the Company		8,677,242	10,264,175
非控股權益	Non-controlling interests		1,094,877	1,229,476
總權益	Total equity		9,772,119	11,493,651

簡明綜合權益變動表

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

截至2021年6月30日止六個月 For the six months ended 30 June 2021

		Attributable to owners of the Company										總計 人民幣千元
		股本 人民幣千元	庫存股份 人民幣千元	股份溢價 人民幣千元	合併儲備 人民幣千元	法定 盈餘儲備 人民幣千元	匯兌儲備 人民幣千元	其他儲備 人民幣千元	保留溢利 人民幣千元	小計 人民幣千元	非控股權益 人民幣千元	
		Share capital RMB'000	Treasury shares RMB'000	Share premium RMB'000	Merger reserve RMB'000	Statutory surplus reserve RMB'000	Translation reserves RMB'000	Other reserves RMB'000	Retained profits RMB'000	Sub-total RMB'000	Non- controlling interests RMB'000	Total RMB'000
於2020年12月31日(經審計)	At 31 December 2020 (audited)	116	-	6,239,597	925,478	195,937	10,842	464,095	2,428,110	10,264,175	1,229,476	11,493,651
期內虧損	Loss for the period	-	-	-	-	-	-	-	(1,423,344)	(1,423,344)	(139,402)	(1,562,746)
期內其他全面收益(開支)	Other comprehensive income (expense) for the period	-	-	-	-	-	322	-	-	322	(4)	318
期內全面收益(開支)總額	Total comprehensive income (expense) for the period	-	-	-	-	-	322	-	(1,423,344)	(1,423,022)	(139,406)	(1,562,428)
確認為分派的股息	Dividend recognised as distribution	-	-	(91,324)	-	-	-	-	-	(91,324)	(5,500)	(96,824)
收購由本公司主要股東、 主席兼執行董事周忻先生 控制的實體添發溢利產生的 撥作資本分派(附註22)	Deemed capital distribution arising from acquisition of Tianji Network from entities controlled by Mr. Zhou Xin, a substantial shareholder, chairman and executive director of the Company (note 22)	-	-	-	-	-	-	(77,220)	-	(77,220)	-	(77,220)
註銷附屬公司	De-registration of a subsidiary	-	-	-	-	-	-	-	-	-	(69)	(69)
確認為以股權結算的股份付款開支	Recognition of equity-settled share-based payment expenses	-	-	-	-	-	-	3,523	-	3,523	7,776	11,299
行使購股權	Exercise of share option	-	-	-	-	-	-	1,110	-	1,110	-	1,110
非控股股東注資	Capital contribution from non-controlling shareholders	-	-	-	-	-	-	-	-	-	2,600	2,600
於2021年6月30日(未經審計)	At 30 June 2021 (unaudited)	116	-	6,148,273	925,478	195,937	11,164	391,508	1,004,766	8,677,242	1,094,877	9,772,119

簡明綜合權益變動表

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

截至2021年6月30日止六個月 For the six months ended 30 June 2021

		本公司擁有人應佔 Attributable to owners of the Company										
		股本 人民幣千元	庫存股份 人民幣千元	股份溢價 人民幣千元	合併儲備 人民幣千元	法定 盈餘儲備 人民幣千元	其他儲備 人民幣千元	保留溢利 人民幣千元	小計 人民幣千元	非控股權益 人民幣千元	總計 人民幣千元	
		Share capital RMB'000	Treasury shares RMB'000	Share premium RMB'000	Merger reserve RMB'000	Statutory surplus reserve RMB'000	Other reserves RMB'000	Retained profits RMB'000	Sub-total RMB'000	Non- controlling interests RMB'000	Total RMB'000	
於2019年12月31日(經審計)	At 31 December 2019 (audited)	93	- *	4,104,603	925,478	176,070	525,590	2,143,564	7,875,398	188,850	8,064,248	
期內利潤及全面收益總額	Profit and total comprehensive income for the period	-	-	-	-	-	-	29,934	29,934	74,724	104,658	
購回股份	Repurchase of shares	(1)	- *	(23,671)	-	-	-	-	(23,672)	-	(23,672)	
確認為分派的股息(附註8)	Dividend recognised as distribution (note 8)	-	-	(214,456)	-	-	-	-	(214,456)	-	(214,456)	
收購由本公司主要股東、 主席兼執行董事周忻先生 控制的實體附屬公司產生的 規作資本分派(附註22)	Deemed capital distribution arising from acquisition of subsidiaries from entities controlled by Mr. Zhou Xin, a substantial shareholder, chairman and executive director of the Company (note 22)	-	-	-	-	-	(71,153)	-	(71,153)	-	(71,153)	
確認為收購結算的股份付款開支 非控股股東注資	Recognition of equity-settled share-based payment expenses Capital contribution from non-controlling shareholders	-	-	-	-	-	38,580	-	38,580	-	38,580	
收購於附屬公司的額外權益	Acquisition of additional interests in a subsidiary	-	-	-	-	-	(2,696)	-	(2,696)	2,940	2,940	
於2020年6月30日(未經審計)	At 30 June 2020 (unaudited)	92	- *	3,866,476	925,478	176,070	490,321	2,173,498	7,631,935	269,210	7,901,145	

* 低於人民幣1,000元的金額。
* amount less than RMB1,000.

簡明綜合現金流量表

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

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

		2021年 人民幣千元 (未經審計) 2021 RMB'000 (unaudited)	2020年 人民幣千元 (未經審計) 2020 RMB'000 (unaudited)
經營活動所得現金淨額	NET CASH FROM OPERATING ACTIVITIES	557,229	833,250
投資活動	INVESTING ACTIVITIES		
購買物業及設備以及收購物業及設備的按金	Purchase of and deposits placed for acquisition of property and equipment	(64,947)	(18,332)
收購無形資產	Purchase of intangible assets	(18)	(91)
建議投資資產支持票據的預付款項	Prepayment for proposed investment in asset-backed notes	(500,000)	–
建議投資一間有限合夥的預付款項	Prepayment for proposed investment in a limited partnership	(600,000)	–
購買以公允價值計量並計入損益的金融資產	Purchase of financial assets measured at FVTPL	(443,443)	(615,254)
出售以公允價值計量並計入損益的金融資產所得款項	Proceeds arising from disposal of financial assets measured at FVTPL	574,743	964,668
就以公允價值計量並計入損益的金融資產的已收利息	Interest received on financial assets at FVTPL	15,783	28,700
向一間聯營公司注資	Capital injection to an associate	(1,475)	–
註銷及出售於聯營公司權益產生的所得款項	Proceeds arising from de-registration and disposal of interests in associates	239,517	–
就收購唐朝大酒店實體支付誠意金(定義見2020年度報告)	Earnest deposit paid for acquisition of Tangchao Grand Hotel Entity (as defined in 2020 annual report)	–	(245,000)
就唐朝大酒店金額的部分結算向唐朝大酒店實體墊款(定義見2020年度報告)	Advance to Tangchao Grand Hotel Entity for the partial settlement of Tangchao Grand Hotel Amount (as defined in 2020 annual report)	–	(127,030)
自獨立銷售代理提取收購唐朝大酒店實體按金(定義見2020年度報告)	Withdrawal of deposits from an independent sales agent for acquisition of Tangchao Grand Hotel (as defined in 2020 annual report)	–	250,000
收回按攤銷成本計量的其他應收款項產生的所得款項	Proceeds arising from collection of other receivables measured at amortised cost	–	112,000
出售物業及設備所得款項	Proceeds from disposal of property and equipment	4,691	307
出售投資物業所得款項	Proceeds from disposal of investment properties	20,629	604
向關聯方墊款	Advance to related parties	(34,318)	(5,097)
關聯方還款	Repayments from related parties	5,504	2,433
提取租賃按金	Withdrawal of rental deposits	6,212	–

簡明綜合現金流量表

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

		截至6月30日止六個月期間 For the six months period ended 30 June		
附註		2021年 人民幣千元 (未經審計)	2020年 人民幣千元 (未經審計)	
Notes		2021 RMB'000 (unaudited)	2020 RMB'000 (unaudited)	
	就租賃按金付款	Payments for rental deposits	–	(12,406)
	提取已抵押銀行存款	Withdrawal of pledged bank deposits	426,386	338,547
	存放已抵押銀行存款	Placement of pledged bank deposits	(431,970)	(565,488)
	提取於商業管理基金的 建議股權投資	Withdrawal of proposed equity investment in a business management fund	100,000	–
	透過收購附屬公司收購 資產的現金流出淨額	Net cash outflow on acquisition of assets through acquisition of subsidiaries	21	–
	收購附屬公司的現金(流出) 流入淨額	Net cash (outflow) inflow on acquisition of subsidiaries	22	(743,892)
			(59,814)	17,204
	投資活動所用現金淨額	Net cash used in investing activities	(742,520)	(618,127)
	融資活動	FINANCING ACTIVITIES		
	新募集的銀行借款	New bank borrowings raised	1,317,649	1,101,784
	新募集的其他借款	New other borrowings raised	639,720	–
	償還銀行借款	Repayments of bank borrowings	(851,721)	(848,000)
	償還其他借款	Repayments of other borrowings	(1,971,390)	–
	就已發行優先票據已付發行成本	Issue costs paid for senior notes issued	(8,636)	–
	保理安排項下收回已終止 確認應收款項	Collection of derecognised receivables under factoring arrangement	1,000,000	764,258
	保理安排項下償還已終止 確認應收款項	Repayments of derecognised receivables under factoring arrangement	(1,000,000)	(800,000)
	已付保理佣金	Factoring commission paid	(2,901)	(14,593)
	償還租賃負債	Repayments of leases liabilities	(65,264)	(57,314)
	關聯方墊款	Advances from related parties	–	3,296
	償還關聯方款項	Repayments to related parties	(23,436)	(20,063)
	本公司購回股份	Repurchase of shares of the Company	–	(23,672)
	非控股股東注資	Capital injection by non-controlling shareholders	2,600	2,940
	自受控有限合夥人的 有限合夥人獲得的注資	Contribution received from a limited partner of a controlled limited partnership	–	32,560
	已付利息	Interest paid	(237,915)	(256,511)
	派付予附屬公司非控股 股東的股息	Dividends paid to non-controlling shareholders of subsidiaries	(5,500)	–
	行使購股權所得款項	Proceeds from exercise of share options	1,110	–

簡明綜合現金流量表

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

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

		2021年 人民幣千元 (未經審計) 2021 RMB'000 (unaudited)	2020年 人民幣千元 (未經審計) 2020 RMB'000 (unaudited)
融資活動所用現金淨額	Net cash used in financing activities	(1,205,684)	(115,315)
現金及現金等價物(減少) 增加淨額	NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS	(1,390,975)	99,808
期初	AT THE BEGINNING OF THE PERIOD	7,515,836	2,294,435
匯率變動的影響	EFFECT OF FOREIGN EXCHANGE RATE CHANGE	(33,997)	18,856
以銀行結餘及現金表示的 期末現金及現金等價物	CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD, REPRESENTED BY BANK BALANCES AND CASH	6,090,864	2,413,099

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

1. 一般資料及編製基準

1a. 一般資料

易居(中國)企業控股有限公司(「本公司」)於2010年2月22日於開曼群島根據開曼群島公司法註冊成立為獲豁免有限公司。本公司的股份已於2018年7月20日於香港聯合交易所有限公司(「聯交所」)主板上市。本公司的註冊辦事處及主要營業地點的地址分別為PO Box 309, Ugland House, Grand Cayman KY1-1104, Cayman Islands及中華人民共和國(「中國」)上海靜安區廣延路383號秋實樓11樓。

本公司及其附屬公司，且於2020年11月4日完成收購樂居控股有限公司(「樂居」)後，其附屬公司及合併可變權益實體(「可變權益實體」)(「樂居集團」)(統稱「本集團」)在中國向房地產行業提供眾多服務，包括一手房代理服務、房地產數據及諮詢服務、房地產經紀網絡服務以及數字營銷服務。

該等簡明綜合財務報表以人民幣(「人民幣」)呈列，這亦為本公司的功能貨幣。

1b. 編製基準

簡明綜合財務報表已按國際會計準則理事會(「國際會計準則理事會」)頒佈的《國際會計準則》第34號(「《國際會計準則》第34號」)(「中期財務報告」及聯交所證券上市規則(「《上市規則》」)附錄16的適用披露規定編製。

1. GENERAL INFORMATION AND BASIS OF PREPARATION

1a. General information

E-House (China) Enterprise Holdings Limited (the "Company") was incorporated in the Cayman Islands as an exempted company with limited liability under the Companies Law of the Cayman Islands on 22 February 2010. The Company's shares have been listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "Stock Exchange") on 20 July 2018. The addresses of the Company's registered office and the principal place of business are PO Box 309, Ugland House, Grand Cayman KY1-1104, Cayman Islands and 11/F, Qiushi Building, 383 Guangyan Road, Jing'an District, Shanghai, the People's Republic of China (the "PRC"), respectively.

The Company and its subsidiaries, and upon the acquisition of Leju Holdings Limited ("Leju"), its subsidiaries and consolidated variable interest entities ("VIEs") (the "Leju Group") completed on 4 November 2020 (collectively referred to as the "Group") offers a wide range of services to the real estate industry, including real estate agency services in the primary market, real estate data and consulting services, real estate brokerage network services and digital marketing services in the PRC.

These condensed consolidated financial statements are presented in Renminbi ("RMB"), which is also the functional currency of the Company.

1b. Basis of preparation

These condensed consolidated financial statements have been prepared in accordance with International Accounting Standard 34 ("IAS 34") "Interim Financial Reporting" issued by the International Accounting Standards Board ("IASB") as well as with the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules").

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

1. 一般資料及編製基準 (續)

1c. 於本中期期間的重要事項 及交易

於本中期期間，本集團識別應收若干房地產開發商客戶的大量貿易相關結餘（定義見附註2b）已逾期。本集團委聘一間獨立專業估值師事務所於報告期末對預期信貸損失進行評估，詳情載於附註2b及14。

此外，本集團於本中期期間完成一項收購，詳情載於附註22。

2. 主要會計政策及估計不 確定因素之主要來源

2a. 主要會計政策

該等簡明綜合財務報表乃按歷史成本編製，惟於各報告期末按公允價值計量的若干金融工具除外。

除因應用《國際財務報告準則》（「《國際財務報告準則》」）修訂本而導致的額外會計政策外，截至2021年6月30日止六個月的簡明綜合財務報表所用會計政策及計算方法與本集團截至2020年12月31日止年度的年度財務報表所呈列者相同。

1. GENERAL INFORMATION AND BASIS OF PREPARATION (Continued)

1c. Significant events and transactions in the current interim period

In the current interim period, the Group identified a significant amount of Trade Related Balances (as defined in note 2b) due from certain property developer customer had become overdue. The Group, with the engagement of a firm of independent professional valuers, performed ECL assessment at the end of the reporting period with details set out in notes 2b and 14.

Furthermore, the Group completed an acquisition during the current interim period with details set out in note 22.

2. PRINCIPAL ACCOUNTING POLICIES AND KEY SOURCES OF ESTIMATION UNCERTAINTY

2a. Principal Accounting Policies

These condensed consolidated financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period.

Other than additional accounting policies resulting from application of amendments to International Financial Reporting Standards ("IFRSs"), the accounting policies and methods of computation used in these condensed consolidated financial statements for the six months ended 30 June 2021 are the same as those presented in the Group's annual financial statements for the year ended 31 December 2020.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

2. 主要會計政策及估計不確定因素之主要來源 (續)

2a. 主要會計政策 (續)

應用《國際財務報告準則》修訂本

於本中期期間，本集團首次應用下列由國際會計準則理事會頒佈的於2021年1月1日或之後開始之年度期間強制生效的《國際財務報告準則》修訂本編製本集團的簡明綜合財務報表：

《國際財務報告準則》 第16號修訂本	與COVID-19 有關的租金優惠
《國際財務報告準則》第9號、 《國際會計準則》第39號、 《國際財務報告準則》第7號、 《國際財務報告準則》第4號及 《國際財務報告準則》 第16號修訂本	利率基準改革－ 第2階段

於本中期期間應用該等《國際財務報告準則》修訂本對本集團於本期間及過往期間的財務狀況及表現及／或該等簡明綜合財務報表所載披露並無重大影響。

2. PRINCIPAL ACCOUNTING POLICIES AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

2a. Principal Accounting Policies (Continued)

Application of amendments to IFRSs

In the current interim period, the Group has applied the following amendments to IFRSs issued by the IASB, for the first time, which are mandatorily effective for the annual periods beginning on or after 1 January 2021 for the preparation of the Group's condensed consolidated financial statements:

Amendment to IFRS 16	COVID-19-Related Rent Concessions
Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16	Interest Rate Benchmark Reform – Phase 2

The application of these amendments to IFRSs in the current interim period has had no material impact on the Group's financial positions and performance for the current and prior periods and/or on the disclosures set out in these condensed consolidated financial statements.

簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

2. 主要會計政策及估計不確定因素之主要來源 (續)

2b. 估計不確定因素的主要來源

於應用本集團會計政策時，本集團管理層須就未能於其他來源取得的資產之賬面值作出判斷、估計及假設。估計及相關假設乃根據過往經驗及其他被認為屬相關之因素作出。實際結果可能與該等估計有異。

本集團會持續審閱該等估計及相關假設。倘會計估計之修訂僅影響修訂估計之期間，則有關估計修訂將於作出修訂之期間確認，或倘修訂對本期及未來期間均會構成影響，則會於作出修訂之期間及未來期間確認。下文呈列除了於本集團截至2020年12月31日止年度的年度財務報表所呈列的估計不確定因素外，管理層於本中期期間的最新估計不確定因素。

應收賬款、應收票據及應收關聯方款項 – 應收賬款 (包括按攤銷成本及按公允價值計量並計入其他全面收益的款項) 之預期信貸損失的虧損撥備 (「貿易相關結餘」)

信用評級良好的貿易相關結餘 (戰略類客戶) 或信用風險高企的客戶 (一般風險類客戶 – 信貸減值或高風險類客戶) 或具有重大未償還結餘之應收款項按個別基準就預期信貸損失作出評估，及餘下者 (一般風險類客戶 – 非信貸減值) 一併使用撥備矩陣作出評估，並根據債務人的歷史結算模式、過往違約經驗、債務人經營所在行業的整體經濟環境及報告日期當前情況及預測動向為依據作出估計。

2. PRINCIPAL ACCOUNTING POLICIES AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

2b. Key Sources of Estimation Uncertainty

In the application of the Group's accounting policies, the management of the Group is required to make judgements, estimates and assumptions about the carrying amounts of assets that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and further periods. The following is the management's latest estimation uncertainty in this interim period in addition to those presented in the Group's annual financial statements for the year ended 31 December 2020.

Loss allowance for ECL on accounts receivables, bills receivables and amounts due from related parties – accounts receivables (including those carried at amortised cost and FVTOCI) ("Trade Related Balances")

Trade Related Balances with good credit rating (strategic type customers), high credit risk (normal risk type customers – credit-impaired or high risk type customers) or debtors with significant outstanding balances are assessed for ECL individually, and the remaining (normal risk type customers – not credit-impaired) is estimated collectively using the provision matrix, based on historical settlement pattern, past default experience of the debtor, general economic conditions of the industry in which the debtors operate and an assessment of both the current as well as the forecast direction of conditions at the reporting date.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

2. 主要會計政策及估計不確定因素之主要來源 (續)

2b. 估計不確定因素的主要來源 (續)

應收賬款、應收票據及應收關聯方款項－應收賬款(包括按攤銷成本及按公允價值計量並計入其他全面收益的款項)之預期信貸損失的虧損撥備(「貿易相關結餘」)(續)

評估貿易相關結餘的信貸風險涉及較大程度的估計及不確定因素。當實際未來現金流量超過預期時，預期信貸虧損準備可能產生重大撥回。然而，當實際未來現金流量低於預期時，可能會出現預期信貸虧損的重大信貸虧損，客戶的信用風險可能被評估為信貸減值，並可能進一步影響收入的確認及／或計量，導致收入金額的實質性減少。

於本中期期間，本集團識別來自若干房地產開發商客戶的大量貿易相關結餘已逾期。根據現時可得的事實和情況，若干房地產開發商客戶的信貸風險於報告期末評估為顯著增加。

儘管若干房地產開發商客戶於2021年6月30日的信貸風險已被評估為顯著增加，並且在本中期期間已確認大量預期信貸虧損，但在不久的將來，倘若若干房地產開發商客戶發生任何一項或多項可能對貿易相關結餘的估計未來現金流量產生不利影響的事件，則其各自未償還的貿易相關結餘可能會導致在未來相應時間在損益中確認大量額外預期信貸虧損。此外，倘本集團繼續向若干房地產開發商客戶提供未來服務，則評估本集團收取代價的可能性時可能出現重大不確定性，亦可能影響收入確認及／或計量。

2. PRINCIPAL ACCOUNTING POLICIES AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

2b. Key Sources of Estimation Uncertainty (Continued)

Loss allowance for ECL on accounts receivables, bills receivables and amounts due from related parties – accounts receivables (including those carried at amortised cost and FVTOCI) (“Trade Related Balances”) (Continued)

The assessment of the credit risk of the Trade Related Balances involves high degree of estimation and uncertainty. When the actual future cash flows are more than expected, a material reversal of loss allowance for ECL may arise. However, when the actual future cash flows are less than expected, a material impairment loss for ECL may arise, the credit risk of the customer might be assessed as credit-impaired, and it might further affect the revenue recognition and/or measurement, resulting in a material reduction to the amount of revenue.

During the current interim period, the Group identified a significant amount of Trade Related Balances due from certain property developer customer had become overdue. Based on the facts and circumstances currently available, the credit risk of certain property developer customer is assessed to be increased significantly at the end of reporting period.

Although the credit risk of certain property developer customer as at 30 June 2021 has been assessed as increased significantly and a significant amount of ECL has been recognised in the current interim period, in the near future, if any one or more events arisen from certain property developer customer that might have a detrimental impact on the estimated future cash flows of the Trade Related Balances will have occurred, its respective outstanding Trade Related Balances might then result in a significant amount of additional ECL to be recognised in profit or loss at that time. In addition, if the Group continues providing future services to certain property developer customer, a material uncertainty might arise in assessing the Group’s probability to collect the consideration, it might also affect the revenue recognition and/or measurement.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

2. 主要會計政策及估計不確定因素之主要來源 (續)

2b. 估計不確定因素的主要來源 (續)

應收賬款、應收票據及應收關聯方款項－應收賬款(包括按攤銷成本及按公允價值計量並計入其他全面收益的款項)之預期信貸損失的虧損撥備(「貿易相關結餘」)(續)

本集團委聘一間獨立專業估值師事務所，於各報告期末或在影響其客戶信貸質素的情況發生重大變化時，對預期信貸虧損進行持續評估。

於2021年6月30日，於該等簡明綜合財務報表中，根據由獨立專業估值師事務所編製的估值結果，本集團按公允價值計量並計入其他全面收益的應收款項之公允價值為人民幣6,692,864,000元(計入預期信貸損失人民幣2,478,858,000元)(2020年12月31日：人民幣6,965,579,000元(計入預期信貸損失人民幣986,208,000元)(如附註13所披露)，而本集團應收賬款、應收票據及應收關聯方款項－按攤銷成本計量的應收賬款的賬面值為人民幣668,631,000元(扣除預期信貸損失的虧損撥備人民幣345,509,000元)(2020年12月31日：人民幣1,326,276,000元，扣除預期信貸損失的虧損撥備人民幣16,462,000元)(如附註11及12分別披露)。

2. PRINCIPAL ACCOUNTING POLICIES AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

2b. Key Sources of Estimation Uncertainty (Continued)

Loss allowance for ECL on accounts receivables, bills receivables and amounts due from related parties – accounts receivables (including those carried at amortised cost and FVTOCI) (“Trade Related Balances”) (Continued)

The Group, with the engagement of a firm of independent professional valuers, performed ongoing assessment on the ECL at the end of each reporting period or upon a significant change in the circumstances affecting the credit quality of its customers.

As at 30 June 2021, based on the valuation result prepared by the firm of independent professional valuers, the fair value of the Group’s receivables at FVTOCI amounted to RMB6,692,864,000, which included with ECL amounting to RMB2,478,858,000 (31 December 2020: RMB6,965,579,000, which included with ECL amounting to RMB986,208,000) as disclosed in note 13 and the carrying amount of the Group’s accounts receivables, bill receivables and amounts due from related parties – accounts receivables carried at amortised cost amounted to RMB668,631,000, net of loss allowance for ECL amounted to RMB345,509,000 (31 December 2020: RMB1,326,276,000, net of loss allowance for ECL amounted to RMB16,462,000), as disclosed in notes 11 and 12, respectively, to these condensed consolidated financial statements.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

3. 收入

本集團的收入來自(1)一手房代理服務·(2)房地產數據及諮詢服務·(3)房地產經紀網絡服務·及(4)數字營銷服務(定義見附註4)。這與根據《國際財務報告準則》第8號就各運營及呈報分部所披露的收入資料一致：

3. REVENUE

The Group derives its revenue from (1) real estate agency services in the primary market, (2) real estate data and consulting services, (3) real estate brokerage network services and (4) Digital Marketing services (as defined in note 4). This is consistent with the revenue information that is disclosed for each operating and reportable segment under IFRS 8:

		截至以下日期止六個月 Six months ended	
		2021年6月30日 人民幣千元 (未經審計) 30 June 2021 RMB'000 (unaudited)	2020年6月30日 人民幣千元 (未經審計) 30 June 2020 RMB'000 (unaudited)
一手房代理服務·在某一時點確認	Real estate agency services in the primary market, recognised at a point in time	1,637,360	1,267,049
房地產數據及諮詢服務	Real estate data and consulting services		
– 在某一時點確認的諮詢服務	– consulting services, recognised at a point in time	397,004	382,328
– 在某一時段確認的數據服務	– data services, recognised over time	98,874	93,335
		495,878	475,663
房地產經紀網絡服務	Real estate brokerage network services		
– 在某一時點確認的一手聯動業務	– distribution business in the primary market, recognised at a point in time	2,148,996	1,095,254
– 在某一時點確認的其他服務	– other services, recognised at a point in time	13,302	6,988
		2,162,298	1,102,242
數字營銷服務：	Digital Marketing services：		
– 在某一時點確認的電子商務	– E-commerce, recognised at a point in time	1,502,098	–
– 按總額基準在某一時段確認的網上廣告服務	– Online advertising services, recognised over time on a gross basis	445,883	–
– 按淨額基準在某一時段確認的網上廣告服務	– Online advertising services, recognised over time on a net basis	1,730	–
– 在某一時段確認的掛牌服務	– Listing services, recognised over time	2,616	–
		1,952,327	–
		6,247,863	2,844,954

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

4. 分部資料

以下按運營及呈報分部分析本集團收入及業績：

截至2021年6月30日止六個月（未經審計）

4. SEGMENT INFORMATION

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

Six months ended 30 June 2021 (unaudited)

		一手房 代理服務 人民幣千元	房地產數據及 諮詢服務 人民幣千元	房地產經紀 網絡服務 人民幣千元	數字 營銷服務 人民幣千元 (附註)	對銷 人民幣千元	總計 人民幣千元
		Real estate agency services in the primary market RMB'000	Real estate data and consulting services RMB'000	Real estate brokerage network services RMB'000	Digital Marketing services RMB'000 (note)	Elimination RMB'000	Total RMB'000
收入	REVENUE						
外部銷售額	External sales	1,637,360	495,878	2,162,298	1,952,327	-	6,247,863
分部內銷售額	Inter-segment sales	22,050	22,704	61,529	149	(106,432)	-
總計	Total	1,659,410	518,582	2,223,827	1,952,476	(106,432)	6,247,863
分部（虧損）利潤	SEGMENT (LOSS) PROFIT	(1,117,357)	59,095	(12,447)	(323,519)	-	(1,394,228)
未分配開支	Unallocated expenses						(110,453)
未分配匯兌收益淨額	Unallocated net exchange gain						2,453
以公允價值計量並計入 損益的金融資產的 未分配公允價值 收益淨額	Unallocated net fair value gain on financial assets at FVTPL						167,696
可換股票據的 公允價值收益	Fair value gain on convertible note						23,120
應佔聯營公司業績	Share of results of associates						6,435
銀行利息收入	Bank interest income						34,510
融資成本	Finance costs						(269,568)
以股權結算的 股份付款開支	Equity-settled share-based payment expenses						(11,299)
稅前虧損	Loss before taxation						(1,551,334)

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

4. 分部資料 (續)

截至2020年6月30日止六個月 (未經審計)

4. SEGMENT INFORMATION (Continued)

Six months ended 30 June 2020 (unaudited)

		一手房 代理服務 人民幣千元	房地產數據及 諮詢服務 人民幣千元	房地產經紀 網絡服務 人民幣千元	對銷 人民幣千元	總計 人民幣千元
		Real estate agency services in the primary market RMB'000	Real estate data and consulting services RMB'000	Real estate brokerage network services RMB'000	Elimination RMB'000	Total RMB'000
收入	REVENUE					
外部銷售額	External sales	1,267,049	475,663	1,102,242	-	2,844,954
分部內銷售額	Inter-segment sales	3,312	82	29,501	(32,895)	-
總計	Total	1,270,361	475,745	1,131,743	(32,895)	2,844,954
分部利潤	SEGMENT PROFIT	248,184	94,343	37,509	-	380,036
未分配開支	Unallocated expenses					(20,683)
未分配匯兌虧損淨額	Unallocated net exchange loss					(360)
以公允價值計量並計入 損益的金融資產的未分配 公允價值收益淨額	Unallocated net fair value gain on financial assets at FVTPL					23,001
按公允價值計量並計入 損益的金融負債的未分配 公允價值收益	Unallocated fair value gain on financial liabilities at FVTPL					2
應佔聯營公司業績	Share of results of associates					2,829
銀行利息收入	Bank interest income					24,157
融資成本	Finance costs					(209,054)
以股權結算的股份付款開支	Equity-settled share-based payment expenses					(38,580)
稅前利潤	Profit before taxation					161,348

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

4. 分部資料 (續)

附註：

樂居集團主要從事電子商務業務、網上廣告服務及掛牌服務(統稱為「數字營銷」)。樂居集團以單一數字營銷分部營運及管理其業務。

運營分部的會計政策與本集團截至2020年12月31日止年度的年度財務報表所呈列的本集團的會計政策相同。分部(虧損)利潤為各分部的所產生虧損/所得利潤，並未分配未分配開支、未分配匯兌收益淨額、以公允價值計量並計入損益的金融資產的未分配公允價值收益淨額、可換股票據的公允價值收益、應佔聯營公司業績、銀行利息收入、融資成本及以股權結算的股份付款開支。此乃出於分配資源及評估表現的目的而向主要經營決策者(「主要經營決策者」)匯報的計量標準。

並無提供分部資產及負債資料，因為本集團並未定期向主要經營決策者提供該等資料用於資源分配及表現評估決策。

營運季節性

本集團的一手房代理服務於財政年度下半年錄得更高的收入，乃由於物業開發商的營銷及推廣活動大多集中於下半年。因此，一手房代理服務的收入於財政年度上半年通常較低。於財政年度下半年，本集團將季節性的影響納入其銷售計劃，全力與房地產開發商合作以制定相應的營銷計劃並準備充足的營銷資源。

4. SEGMENT INFORMATION (Continued)

NOTE:

The Leju Group is primarily engaged in the business of E-commerce, online advertising services and listing services (collectively referred to as "Digital Marketing"). The Leju Group operates and manages its business as a single Digital Marketing segment.

The accounting policies of the operating segments are the same as the Group's accounting policies as those presented in the Group's annual financial statements for the year ended 31 December 2020. Segment (loss) profit represents the loss incurred/profit earned by each segment without allocation of unallocated expenses, unallocated net exchange gain, unallocated net fair value gain on financial assets at FVTPL, fair value gain on convertible note, share of results of associates, bank interest income, finance costs and equity-settled share-based payment expenses. This is the measure reported to the chief operating decision maker (the "CODM") for the purpose of resource allocation and performance assessment.

No segment assets and liabilities information is provided as no such information is regularly provided to the CODM of the Group on making decision for resources allocation and performance assessment.

Seasonality of operations

The Group experiences higher revenue from the real estate agency services in the primary market in the second half of the financial year due to property developers' marketing and promotion campaign are more focused in the second half of the year. As a result, revenue from real estate agency services in the primary market is usually lower during the first half of the financial year. The Group incorporates the effect of seasonality in its sales plan by fully cooperating with real estate developers to formulate corresponding marketing plans and preparing sufficient marketing resources in the second half of the financial year.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

5. 其他收入

5. OTHER INCOME

截至以下日期止六個月
Six months ended

		2021年6月30日 人民幣千元 (未經審計) 30 June 2021 RMB'000 (unaudited)	2020年6月30日 人民幣千元 (未經審計) 30 June 2020 RMB'000 (unaudited)
銀行及其他利息收入	Bank and other interest income	117,098	24,157
政府補助(附註)	Government grants (note)	42,495	36,746
其他	Others	8,638	1,289
		168,231	62,192

附註：

該金額為就企業發展支持、財政補貼及各種稅收優惠而自不同中國政府部門收取的政府補助，有關中國政府部門並未施加任何條件。

於本中期期間，本集團確認中國的COVID-19相關政府補助人民幣428,000元(2020年：人民幣2,266,000元)。

NOTE:

The amount represents government grants received from various PRC government authorities in connection with the enterprise development support, fiscal subsidy and various tax incentives, which had no conditions imposed by the respective PRC government authorities.

During the current interim period, the Group recognised government grants of RMB428,000 (2020: RMB2,266,000) in respect of COVID-19-related subsidies in the PRC.

簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

6. 所得稅開支

6. INCOME TAX EXPENSE

		截至以下日期止六個月 Six months ended	
		2021年6月30日 人民幣千元 (未經審計) 30 June 2021 RMB'000 (unaudited)	2020年6月30日 人民幣千元 (未經審計) 30 June 2020 RMB'000 (unaudited)
中國企業所得稅(「企業所得稅」)	PRC Enterprise Income Tax ("EIT")		
即期稅項	Current tax	133,982	97,368
先前年度超額撥備	Overprovision in prior years	(16,549)	(9,189)
		117,433	88,179
遞延稅項抵免(附註15)	Deferred tax credit (note 15)	(106,021)	(31,489)
		11,412	56,690

香港

該等簡明綜合財務報表並無就香港利得稅計提撥備，因為本集團於兩個期間內並無應課稅溢利須繳納香港利得稅。

中國

除下文所披露的該等中國附屬公司外，根據《中華人民共和國企業所得稅法》及《中華人民共和國企業所得稅法實施條例》(「《企業所得稅法》」)，所有其他中國附屬公司於兩個期間內的法定稅率為25%。

根據《企業所得稅法》及相關法規，本集團的中國附屬公司北京中房研協技術服務有限公司(「中房研協」)符合高新技術企業資格，獲准享受15%的優惠稅率，優惠期由2018年至2020年為期三年。於該等簡明綜合財務報表刊發日期，相關申請仍在辦理中。

Hong Kong

No provision for Hong Kong Profits Tax was made in these condensed consolidated financial statements as the Group had no assessable profit subject to Hong Kong Profits Tax during both periods.

PRC

Save as those PRC subsidiaries disclosed below, pursuant to the EIT Law and Implementation Regulations of the Law of the PRC (the "EIT Law"), the statutory tax rate of all other PRC subsidiaries is 25% for both periods.

Beijing CREA Technology Services Ltd.* (北京中房研協技術服務有限公司) ("Zhongfangyanxie"), a PRC subsidiary of the Group, was qualified as High Technology Enterprise and was approved to enjoy a preferential tax rate of 15% for a period of three years from 2018 to 2020 in accordance with the EIT Law and relevant regulations. As at the date of issuance of these condensed consolidated financial statements, the relevant application is still in the progress.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

6. 所得稅開支(續)

中國(續)

根據《企業所得稅法》及相關法規，本集團的中國附屬公司上海築想信息科技股份有限公司符合高新技術企業資格，獲准享受15%的優惠稅率，優惠期由2017年至2019年為期三年，並持續享受由2020年至2022年為期三年的優惠稅項待遇。

根據《企業所得稅法》及相關法規，本集團的中國附屬公司易居企業(中國)集團有限公司(「中國易居」)符合高新技術企業資格，獲准享受15%的優惠稅率，優惠期由2018年至2020年為期三年。於該等簡明綜合財務報表刊發日期，相關申請仍在辦理中。

本集團的中國附屬公司上海新浪樂居資訊科技有限公司(「上海新浪樂居」)符合高新技術企業資格，自2018年至2020年有權享受15%的優惠稅率。於該等簡明綜合財務報表刊發日期，相關申請仍在辦理中。

本集團的中國附屬公司上海克而瑞信息技術有限公司符合高新技術企業資格，有權享受15%的優惠稅率，優惠期由2020年至2022年為期三年。

根據中國西部地區企業適用的相關法規，本集團中國附屬公司重慶易居投資顧問有限公司享受15%的優惠稅率，優惠期由2014年10月1日至2030年12月31日為期十六年三個月。於截至2020年及2021年6月30日止六個月，本集團若干同樣位於中國西部地區的附屬公司獲有關法規批准享受15%的優惠稅率。

* 英文名稱僅供識別。

6. INCOME TAX EXPENSE (Continued)

PRC (Continued)

Shanghai Zhuxiang Information Technology Co., Ltd.* (上海築想信息科技股份有限公司), a PRC subsidiary of the Group, was qualified as High Technology Enterprise and was approved to enjoy a preferential tax rate of 15% for a period of three years from 2017 to 2019 and continue to enjoy the preferential tax treatment for a period of three years from 2020 to 2022 in accordance with the EIT Law and relevant regulations.

E-House Enterprise (China) Group Co., Ltd.* (易居企業(中國)集團有限公司) ("China E-House"), a PRC subsidiary of the Group, was qualified as High Technology Enterprise and was approved to enjoy preferential tax rate of 15% for a period of three years from 2018 to 2020 in accordance with the EIT Law and relevant regulations. As at the date of issuance of these condensed consolidated financial statements, the relevant application is still in the progress.

Shanghai SINA Leju Information Technology Co., Ltd.* (上海新浪樂居資訊科技有限公司) ("Shanghai SINA Leju"), a PRC subsidiary of the Group was qualified as High Technology Enterprise and was entitled to enjoy a preferential tax rate of 15% from 2018 to 2020. As at the date of issuance of these condensed consolidated financial statements, the relevant application is still in the progress.

Shanghai CRIC Information Technology Co., Ltd.* (上海克而瑞信息技術有限公司), a PRC subsidiary of the Group was qualified as High Technology Enterprise and was entitled to enjoy a preferential tax rate of 15% for a period of three years from 2020 to 2022.

Pursuant to the relevant regulations applicable to enterprises situated in the western regions of the PRC, Chongqing E-House Investment Consultancy Co., Ltd.* (重慶易居投資顧問有限公司), a PRC subsidiary of the Group, enjoys a preferential tax rate of 15% for a period of sixteen years and three months from 1 October 2014 to 31 December 2030. Certain subsidiaries of the Group also situated in the western regions of the PRC which are approved by the relevant regulations to enjoy a preferential tax rate of 15% in the six months ended 30 June 2020 and 2021.

* English name is for identification purpose only.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

7. 期內(虧損)利潤

期內(虧損)利潤及全面(開支)收益總額乃扣除(計入)以下各項後計算得出：

7. (LOSS) PROFIT FOR THE PERIOD

(Loss) profit and total comprehensive (expense) income for the period has been arrived at after charging (crediting):

		截至以下日期止六個月 Six months ended	
		2021年6月30日 人民幣千元 (未經審計) 30 June 2021 RMB'000 (unaudited)	2020年6月30日 人民幣千元 (未經審計) 30 June 2020 RMB'000 (unaudited)
物業及設備折舊	Depreciation of property and equipment	42,988	9,948
使用權資產折舊	Depreciation of right-of-use assets	81,366	52,231
投資物業折舊	Depreciation of investment properties	18,547	577
無形資產攤銷	Amortisation of intangible assets	67,719	3,036
折舊及攤銷總額	Total depreciation and amortisation	210,620	65,792
計入其他收益及虧損的金額	Amounts included in other gains and losses		
可換股票據的公允價值收益	Fair value gain on convertible note	(23,120)	-
按公允價值計量並計入損益的 金融資產的公允價值收益淨額	Net fair value gain on financial assets at FVTPL	(186,805)	(36,255)
按公允價值計量並計入損益的 其他金融負債的公允價值收益	Fair value gain on other financial liabilities at FVTPL	-	(2)
註銷一間附屬公司的收益	Gain on de-registration of a subsidiary	(92)	-
註銷及出售於聯營公司權益的虧損	Loss on de-registration and disposal of interests in associates	79	-
匯兌收益淨額	Net exchange gain	(2,639)	(471)
出售物業及設備的收益淨額	Net gain on disposal of property and equipment	(165)	(73)
出售投資物業(收益)虧損淨額	Net (gain) loss on disposal of investment properties	(485)	29
終止使用權資產及租賃負債之收益淨額	Net gain on termination of right-of-use assets and lease liabilities	(247)	(89)
		(213,474)	(36,861)

截至2020年6月30日止六個月，根據中國有關主管部門發佈的通知表示，本集團若干境內附屬公司已獲取全部或部分豁免承擔多項社會保險(包括養老保險、失業保險、工傷保險等)，總額為人民幣73,123,000元。

During the six months ended 30 June 2020, pursuant to the notice released by the relevant PRC authority, certain domestic subsidiaries of the Group have been fully or partially waived to undertake a number of social securities including endowment insurance, unemployment insurance and employment injury insurance, totaling RMB73,123,000.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

8. 股息

於本中期期間，截至2020年12月31日止年度的末期股息每股普通股人民幣5.22分（2020年：截至2019年12月31日止年度人民幣15.48分）已宣派及派付予本公司擁有人。於本中期期間宣派的末期股息總額為人民幣91,324,000元（2020年：人民幣214,456,000元）。

本公司董事已決定不就截至2020年及2021年6月30日止六個月宣派股息。

9. 每股（虧損）盈利

本公司擁有人應佔每股基本及攤薄（虧損）盈利乃根據以下數據計算：

8. DIVIDENDS

During the current interim period, a final dividend of RMB5.22 cents (2020: RMB15.48 cents in respect of the year ended 31 December 2019) per ordinary share in respect of the year ended 31 December 2020 was declared and paid to the owners of the Company. The aggregate amount of the final dividend declared in the current interim period amounted to RMB91,324,000 (2020: RMB214,456,000).

The directors of the Company have determined that no dividend will be declared in respect of the six months ended 30 June 2020 and 2021.

9. (LOSS) EARNINGS PER SHARE

The calculation of the basic and diluted (loss) earnings per share attributable to owners of the Company is based on the following data:

		截至以下日期止六個月 Six months ended	
		2021年6月30日 人民幣千元 (未經審計) 30 June 2021 RMB'000 (unaudited)	2020年6月30日 人民幣千元 (未經審計) 30 June 2020 RMB'000 (unaudited)
(虧損) 盈利：	(Loss) earnings:		
就每股基本及攤薄（虧損）盈利而言， 本公司擁有人應佔期內（虧損）利潤	(Loss) profit for the period attributable to owners of the Company for the purpose of basic and diluted (loss) earnings per share	(1,423,344)	29,934

簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

9. 每股(虧損)盈利(續)

9. (LOSS) EARNINGS PER SHARE (Continued)

		截至以下日期止六個月 Six months ended	
		2021年6月30日 千股 (未經審計) 30 June 2021 '000 (unaudited)	2020年6月30日 千股 (未經審計) 30 June 2020 '000 (unaudited)
股份數目：	Number of shares:		
就每股基本及攤薄(虧損)盈利而言， 普通股的加權平均數目	Weighted average number of ordinary shares for the purpose of basic and diluted (loss) earnings per share	1,749,060	1,385,439

截至2020年6月30日止六個月，股份加權平均數經扣除本公司持有的庫存股份後計算得出。

For the six months ended 30 June 2020, the weighted average number of shares have been arrived at an after eliminating the treasury shares held by the Company.

截至2021年6月30日止六個月，計算每股攤薄虧損並未納入潛在普通股，因將其納入可能產生反攤薄影響。

For the six months ended 30 June 2021, the potential ordinary shares were not included in the calculation of diluted loss per share as their inclusion would be anti-dilutive.

截至2020年6月30日止六個月，每股攤薄盈利的計算並無假設本公司所有尚未行使購股權獲行使，原因是該等購股權的固有價值(即於授出購股權當日未確認的以股份為基礎的付款開支另加每股股份的行使價)高於股份於截至2020年6月30日止期間的平均市價。

For the six months ended 30 June 2020, the computation of diluted earnings per share did not assume the exercise of all of the Company's outstanding share options since the intrinsic value of these options (being the unrecognised share-based payment expenses of the share option on date of grant plus the exercise price per share) was higher than the average market prices of shares for the period ended 30 June 2020.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

10. 物業及設備、使用權資產以及投資物業變動

於本中期期間，本集團收購物業及設備人民幣51,080,000元（截至2020年6月30日止六個月：人民幣153,249,000元）。

於本中期期間，本集團收購投資物業人民幣4,118,000元（截至2020年6月30日止六個月：人民幣663,528,000元）。於本中期期間，所添置的投資物業為先前獲得的抵押品，由物業開發商客戶轉讓，以結清本集團未收回的應收賬款人民幣4,118,000元（截至2020年6月30日止六個月：無）。誠如附註21所詳述，截至2020年6月30日止六個月，本集團完成收購上海灣居（定義見附註21），其中賣方擁有的位於上海市楊浦區的52個寫字樓單位（「上海灣居物業」）的公允價值為人民幣663,528,000元。本集團擬持有上海灣居物業以賺取租金收入及資本增值，因此分類為本集團的投資物業。

於本中期期間，本集團訂立若干新租賃協議，租賃期限為2至5年。本集團須於合約期內每月支付固定款項。於租賃開始時，本集團確認使用權資產及租賃負債人民幣27,078,000元（截至2020年6月30日止六個月：人民幣39,352,000元）。此外，截至2020年6月30日止六個月，由於透過收購附屬公司收購資產以及收購附屬公司，故本集團分別以人民幣99,285,000元及人民幣183,000,000元以及相應的租賃負債人民幣20,394,000元及人民幣42,612,000元收購兩項使用權資產，詳情分別載於附註21及22。

10. MOVEMENTS IN PROPERTY AND EQUIPMENT, RIGHT-OF-USE ASSETS AND INVESTMENT PROPERTIES

During the current interim period, the Group acquired property and equipment of RMB51,080,000 (six months ended 30 June 2020: RMB153,249,000).

During the current interim period, the Group acquired investment properties of RMB4,118,000 (six months ended 30 June 2020: RMB663,528,000). During the current interim period, the addition of investment properties were collateral previously obtained and were transferred from property developer customers as settlement of the Group's outstanding accounts receivables in the amount RMB4,118,000 (six months ended 30 June 2020: nil). As detailed in note 21, during the six months ended 30 June 2020, the Group completed the acquisition of Shanghai Wanju (as defined in note 21) of which the fair value of 52 office building units owned by the vendor located in Yangpu District in Shanghai ("Shanghai Wanju Property") amounted to RMB663,528,000. The Group intended to hold the Shanghai Wanju Property to earn rental income and for capital appreciation and was, therefore classified as investment properties of the Group.

During the current interim period, the Group entered into several new lease agreements with lease terms ranged from 2 to 5 years. The Group is required to make fixed monthly payments during the contract period. On lease commencement, the Group recognised RMB27,078,000 (six months ended 30 June 2020: RMB39,352,000) of right-of-use assets and lease liabilities. Furthermore, during the six months ended 30 June 2020, the Group acquired two right-of-use assets in the amount of RMB99,285,000 and RMB183,000,000, respectively, with corresponding lease liabilities of RMB20,394,000 and RMB42,612,000, which were resulted from the Group's acquisition of assets through acquisition subsidiaries and acquisition of subsidiaries as detailed in notes 21 and 22, respectively.

簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

11. 應收賬款、應收票據、 其他非流動資產及其他 應收款項

11. ACCOUNTS RECEIVABLES, BILLS RECEIVABLES, OTHER NON-CURRENT ASSETS AND OTHER RECEIVABLES

		於2021年 6月30日 人民幣千元 (未經審計) At 30 June 2021 RMB'000 (unaudited)	於2020年 12月31日 人民幣千元 (經審計) At 31 December 2020 RMB'000 (audited)
按攤銷成本計量的應收賬款及應收票據	Accounts receivables and bill receivables measured at amortised cost	845,175	1,082,096
減：按攤銷成本計量的應收賬款及應收票據的虧損撥備	Less: Loss allowance for accounts receivables and bills receivables measured at amortised cost	(263,828)	(15,811)
按攤銷成本計量的應收賬款及應收票據總額	Total accounts receivables and bills receivables measured at amortised cost	581,347	1,066,285
已付房地產開發商的按金(附註a)	Deposits paid to property developers (note a)		
– 即期	– current	889,353	2,050,317
– 非即期	– non-current	1,147,592	327,247
預付款項	Prepayments		
– 即期(附註b)	– current (note b)	1,422,830	199,686
– 非即期(附註c)	– non-current (note c)	34,000	134,000
租賃定金	Rental deposits		
– 即期	– current	32,857	30,636
– 非即期	– non-current	27,776	27,989
收購物業及設備的已付按金(非即期)	Deposits paid for acquisition of property and equipment (non-current)	123,149	100,809
長期遞延開支(非即期)	Long-term deferred expenses (non-current)	5,429	5,366
其他應收款項 – 其他(即期)	Other receivables – others (current)	15,283	19,141
向員工墊款	Advance to staff	35,612	34,999
其他應收款項 – 來自贖回可換股票據的應收款項(即期)(附註d)	Other receivables – receivables from redemption of a convertible note (current) (note d)	25,589	25,589
		3,759,470	2,955,779
減：以攤銷成本計量的其他應收款項及其他非流動資產虧損撥備	Less: Loss allowance for other receivables and other non-current assets measured at amortised cost	(151,873)	(38,422)
		3,607,597	2,917,357
按攤銷成本計量的應收賬款、應收票據、其他非流動資產及其他應收款項總額	Total accounts receivables, bills receivables, other non-current assets and other receivables measured at amortised cost	4,188,944	3,983,642

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

11. 應收賬款、應收票據、其他非流動資產及其他應收款項(續)

11. ACCOUNTS RECEIVABLES, BILLS RECEIVABLES, OTHER NON-CURRENT ASSETS AND OTHER RECEIVABLES (Continued)

		於2021年 6月30日 人民幣千元 (未經審計) At 30 June 2021 RMB'000 (unaudited)	於2020年 12月31日 人民幣千元 (經審計) At 31 December 2020 RMB'000 (audited)
簡明綜合財務狀況表內所披露其他非流動資產及其他應收款項：	Other non-current assets and other receivables disclosed in the condensed consolidated statement of financial position as:		
– 即期	– current	2,386,862	2,322,991
– 非即期	– non-current	1,220,735	594,366
		3,607,597	2,917,357

附註：

- (a) 該款項主要指本集團支付予物業開發商的誠意金，用以使本集團開展一手房代理服務項目，按金可於以下兩項的較早期間解除：(i)各協議協定的期間或(ii)於各協議完成後。於2021年6月30日，支付予物業開發商的誠意金人民幣1,147,592,000元(2020年12月31日：人民幣327,247,000元)預期將於報告期末十二個月後解除。
- (b) 於2021年6月30日，該金額包括就本集團建議投資資產支持票據而向獨立第三方支付預付款項人民幣500,000,000元。於報告期末後，由於未發行資產支持票據，相關預付款項已於2021年7月悉數退還予本集團。此外，於2021年6月30日，本集團向獨立第三方支付人民幣630,000,000元作為預付款項，以容許本集團就本集團建議認購投資基金的一間有限合夥進行盡職審查。該預付款項將於本集團完成盡職審查後悉數退還予本集團。於該等簡明綜合財務報表刊發日期，盡職調查仍在進行中。

NOTES:

- (a) Amounts mainly represent earnest deposits paid by the Group to property developers enabling the Group to carry out the real estate agency services in the primary market projects, which will be released to the Group at the earlier of (i) period agreed in the respective agreements or (ii) upon completion of the respective agreements. At 30 June 2021, earnest deposits paid to property developers amounting to RMB1,147,592,000 (31 December 2020: RMB327,247,000) are expected to be released twelve months after the end of the reporting period.
- (b) As at 30 June 2021, the amount included a prepayment of RMB500,000,000 paid to an independent third party in respect of the Group's proposed investment in asset-backed notes. Subsequent to the end of the reporting period, as the asset-backed notes did not issue, the respective prepayment is fully refunded to the Group in July 2021. Furthermore, as at 30 June 2021, the Group paid RMB630,000,000 as prepayment to an independent third party to allow the Group to conduct a due diligence review in respect of the Group's proposed subscription for a limited partnership in an investment fund. Such prepayment will be fully refunded to the Group upon completion of the Group's due diligence review. As at the date of issuance of these condensed consolidated financial statements, the due diligence review is still in progress.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

11. 應收賬款、應收票據、其他非流動資產及其他應收款項(續)

附註：(續)

(c) 於2021年6月30日及2020年12月31日，該金額包括本集團建議收購本集團一間聯營公司額外30.01%股權而支付予獨立第三方的預付款項人民幣34,000,000元。此外，於2020年11月31日，本集團與獨立第三方訂立另一項合作協議，據此，本集團同意與獨立第三方設立業務管理基金。於2020年12月31日，本集團已向業務管理基金支付人民幣100,000,000元的誠意金。於2021年，該業務管理基金並未註冊成立，而該誠意金已退還予本集團。

(d) 於2017年12月15日，本集團以現金代價人民幣20,000,000元收購北京有明雲軟件股份有限公司(「北京有明雲」)發行的可換股票據。可換股票據的固定票面年利率為10%，已按每股股份人民幣5.32元的轉換價格轉換為北京有明雲3,738,333股股份。

可換股票據僅可在無提早贖回權的情況下於到期日(收購日期起計24個月)簽立。本集團將其指定為按公允價值計量並計入損益的金融資產。於2019年12月15日，本集團與北京有明雲訂立補充協議，將可換股票據的到期日延至2020年9月30日。於2019年12月15日至2020年9月30日，可換股票據的固定票面年利率為12%。

本集團已於經延長到期日於2020年9月30日屆滿後贖回可換股票據，並要求北京有明雲償還未償還本金及相關債券，總計人民幣25,589,000元。於2021年6月30日及2020年12月31日，應收贖回款項尚未收取，並計入「其他應收款項」。

於符合有關協議的條款及條件並開具有關發票後，本集團允許其所有客戶享有90日的信貸期。

* 英文名稱僅供識別。

11. ACCOUNTS RECEIVABLES, BILLS RECEIVABLES, OTHER NON-CURRENT ASSETS AND OTHER RECEIVABLES (Continued)

NOTES: (Continued)

(c) As at 30 June 2021 and 31 December 2020, the amount included a prepayment of RMB34,000,000 paid to an independent third party in respect of the Group's proposed acquisition of an additional 30.01% equity interest of an associate of the Group. In addition, on 31 November 2020, the Group entered into another cooperative agreement with an independent third party, pursuant to which the Group agreed to establish a business management fund with the independent third party. As at 31 December 2020, the Group paid RMB100,000,000 as earnest deposit to the business management fund. In 2021, the business management fund did not incorporate and the earnest deposit was returned to the Group.

(d) On 15 December 2017, the Group subscribed a convertible note at a cash consideration of RMB20,000,000 issued by Beijing Youmingyun Software Company Limited* (北京有明雲軟件股份有限公司) ("Beijing Youmingyun"). The convertible note carried at a fixed coupon rate of 10% per annum and was convertible into 3,738,333 shares of Beijing Youmingyun at a conversion price of RMB5.32 per share.

The convertible note could only be executed at the maturity date which is 24 months after the acquisition date with no early redemption right. The financial asset was mandatorily measured at FVTPL. On 15 December 2019, the Group and Beijing Youmingyun entered into a supplementary agreement to extend the maturity date of the convertible note to 30 September 2020. The convertible note from 15 December 2019 to 30 September 2020 carried at a fixed coupon rate of 12% per annum.

Upon the expiry of the extended maturity on 30 September 2020, the Group redeemed the convertible note and requested Beijing Youmingyun to repay the outstanding principal and related coupon, totalling RMB25,589,000. As at 30 June 2021 and 31 December 2020, the redemption receivable is yet to receive and is recorded as "other receivables".

The Group allows all of its customers a credit period of 90 days upon satisfaction of the terms and conditions of the relevant agreements and relevant invoices have been issued.

* English name is for identification purpose only.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

11. 應收賬款、應收票據、其他非流動資產及其他應收款項(續)

下表為應收賬款(扣除虧損撥備,按於報告期末提供服務的日期(該日期與各收入確認日期相近)呈列)的賬齡分析:

		於2021年 6月30日 人民幣千元 (未經審計) At 30 June 2021 RMB'000 (unaudited)	於2020年 12月31日 人民幣千元 (經審計) At 31 December 2020 RMB'000 (audited)
1年以內	Within 1 year	251,482	282,083
1至2年	1 – 2 years	18,785	25,114
2年以上	Over 2 years	33,884	32,624
		304,151	339,821

以下為應收票據(扣除虧損撥備,按於報告期末應收票據的剩餘到期日期呈列)的到期日分析。

		於2021年 6月30日 人民幣千元 (未經審計) At 30 June 2021 RMB'000 (unaudited)	於2020年 12月31日 人民幣千元 (經審計) At 31 December 2020 RMB'000 (audited)
180日以內	Within 180 days	169,067	482,636
181至365日	181 – 365 days	108,129	243,828
		277,196	726,464

於2021年6月30日,納入本集團應收票據的賬面值為160,138,000元(2020年12月31日:人民幣723,831,000元)的票據為本集團關聯方發行的商業票據。於2021年6月30日,賬面值人民幣43,485,000元(2020年12月31日:無)的應收票據已逾期。

11. ACCOUNTS RECEIVABLES, BILLS RECEIVABLES, OTHER NON-CURRENT ASSETS AND OTHER RECEIVABLES (Continued)

The following is an aged analysis of accounts receivables, net of loss allowance, presented based on the dates of rendering the services at the end of the reporting period, which approximated the respective revenue recognition dates:

The following is a maturity analysis of bills receivables, net of loss allowance, presented based on the remaining dates to maturity of bills receivables at the end of the reporting period.

As at 30 June 2021, included in the Group's bills receivables with carrying amounts of RMB160,138,000 (31 December 2020: RMB723,831,000) are commercial bills issued by the Group's related parties. As at 30 June 2021, the bills receivables with carrying amounts of RMB43,485,000 (31 December 2020: nil) are overdue.

簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

12. 應收(應付)關聯方款項

本集團應收(應付)關聯方款項不包括應收本集團關聯方票據(如附註11所披露),詳情如下。

12. AMOUNTS DUE FROM (TO) RELATED PARTIES

The Group's amounts due from (to) related parties, but excluded bills receivables from the Group's related parties as disclosed in note 11, details of which are set out below.

		於2021年 6月30日 人民幣千元 (未經審計) At 30 June 2021 RMB'000 (unaudited)	於2020年 12月31日 人民幣千元 (經審計) At 31 December 2020 RMB'000 (audited)
資產	Assets		
應收關聯方款項, 分析如下:	Amounts due from related parties, analysed as:		
– 貿易性質結餘	– Trade nature balance		
– 應收賬款	– Accounts receivables	168,965	260,642
– 預付款項	– Prepayments	10,861	1,126
減: 虧損撥備	Less: Loss allowance	(81,681)	(651)
		98,145	261,117
– 非貿易性質結餘	– Non-trade nature balance	73,123	44,023
減: 虧損撥備	Less: Loss allowance	(1,035)	(60)
		72,088	43,963
		170,233	305,080

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

12. 應收(應付)關聯方款項 (續)

12. AMOUNTS DUE FROM (TO) RELATED PARTIES (Continued)

		於2021年 6月30日 人民幣千元 (未經審計) At 30 June 2021 RMB'000 (unaudited)	於2020年 12月31日 人民幣千元 (經審計) At 31 December 2020 RMB'000 (audited)
簡明綜合財務狀況表內所披露：	Disclosed in the condensed consolidated statement of financial position as:		
– 流動資產	– Current assets	159,789	293,945
– 非流動資產	– Non-current assets	10,444	11,135
		170,233	305,080
負債	Liabilities		
應付關聯方款項，分析如下：	Amounts due to related parties, analysed as:		
– 貿易性質	– Trade nature		
– 應付賬款	– Accounts payables	16,940	24,459
– 關聯方墊款	– Advance from related parties	37,865	17,163
– 非貿易性質	– Non-trade nature	90,604	114,040
		145,409	155,662
簡明綜合財務狀況表內所披露：	Disclosed in the condensed consolidated statement of financial position as:		
– 流動負債	– Current liabilities	145,409	155,662

於完成有關協議的條款及條件後，本集團就全部貿易性質交易允許其全部關聯方享有90日的信貸期。

The Group allows all of its related parties a credit period of 90 days in respect of all trade nature transactions, upon the completion of the terms and conditions of the relevant agreements.

簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

12. 應收(應付)關聯方款項 (續)

下表為應收關聯方貿易性質款項－應收賬款(扣除虧損撥備，按於報告期末提供服務的日期(該日期與各收入確認日期相近)呈列)的賬齡分析：

		於2021年 6月30日 人民幣千元 (未經審計) At 30 June 2021 RMB'000 (unaudited)	於2020年 12月31日 人民幣千元 (經審計) At 31 December 2020 RMB'000 (audited)
1年以內	Within 1 year	87,284	259,991

以下為應付關聯方貿易性質款項－應付賬款(主要指應付本集團一手房代理服務關聯方的諮詢費用，故並無授出一般信貸期且須按要求償還)的賬齡分析。以下為於各報告期末根據本集團所獲服務呈列的應付關聯方貿易性質款項－應付賬款的賬齡分析：

12. AMOUNTS DUE FROM (TO) RELATED PARTIES (Continued)

The following is an aged analysis of amounts due from related parties of trade nature – accounts receivables, net of loss allowance, presented based on the dates of rendering the services at the end of the reporting period, which approximated the respective revenue recognition dates:

The following is an aged analysis of amounts due to related parties of trade nature – accounts payables mainly represent consulting fee payables to related parties of the Group's real estate agency services in the primary market whereby no general credit terms are granted and repayable on demand. The following is an aged analysis of amounts due to related parties of trade nature – accounts payables presented based on the receipts of services by the Group at the end of each reporting period:

		於2021年 6月30日 人民幣千元 (未經審計) At 30 June 2021 RMB'000 (unaudited)	於2020年 12月31日 人民幣千元 (經審計) At 31 December 2020 RMB'000 (audited)
1年以內	Within 1 year	16,940	24,459

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

13. 按公允價值計量並計入其他全面收益的應收款項

13. RECEIVABLES AT FVTOCI

		於2021年 6月30日 人民幣千元 (未經審計) At 30 June 2021 RMB'000 (unaudited)	於2020年 12月31日 人民幣千元 (經審計) At 31 December 2020 RMB'000 (audited)
按公允價值計量並計入其他全面收益的應收款項包括	Receivables at FVTOCI comprise:		
– 應收賬款	– Accounts receivables	4,440,477	3,266,798
– 應收票據(附註)	– Bills receivables (note)	563,004	1,546,388
– 應收關聯方款項 – 應收賬款	– Amounts due from related parties – accounts receivables	1,689,383	2,152,393
		6,692,864	6,965,579

附註：

於2021年6月30日，納入本集團應收票據的公允價值為人民幣505,493,000元(2020年12月31日：人民幣1,383,122,000元)的票據為本集團關聯方發行的商業票據。

於2021年6月30日，應收賬款、應收票據及應收關聯方款項 – 應收賬款的合約總額分別為人民幣5,439,128,000元、人民幣1,020,034,000元及人民幣2,712,560,000元(2020年12月31日：人民幣4,121,568,000元、人民幣1,550,511,000元及人民幣2,279,708,000元)。公允價值與合約總額之間的差額主要是由於預期信貸損失的影響。應收賬款、應收票據及應收關聯方款項 – 應收賬款計入預期信貸損失的公允價值分別為人民幣998,651,000元、人民幣457,030,000元及人民幣1,023,177,000元(2020年12月31日：人民幣854,770,000元、人民幣4,123,000元及人民幣127,315,000元)。

NOTE:

As at 30 June 2021, included in the Group's bills receivables with fair value of RMB505,493,000 (31 December 2020: RMB1,383,122,000) are commercial bills issued by the Group's related parties.

As at 30 June 2021, the gross contractual amount of account receivables, bills receivables and amounts due from related parties – accounts receivables amounted to RMB5,439,128,000, RMB1,020,034,000 and RMB2,712,560,000 (31 December 2020: RMB4,121,568,000, RMB1,550,511,000 and RMB2,279,708,000), respectively. The difference between the fair value and the gross contractual amount mainly arose from the ECL impact. Included in the fair values of the account receivables, bills receivables and amounts due from related parties – accounts receivables were with ECL amounted to RMB998,651,000, RMB457,030,000 and RMB1,023,177,000 (31 December 2020: RMB854,770,000, RMB4,123,000 and RMB127,315,000), respectively.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

13. 按公允價值計量並計入其他全面收益的應收款項(續)

於符合有關協議的條款及條件並開具有關發票後，本集團允許其所有客戶享有30日的信貸期。

以下為本集團按公允價值計量並計入其他全面收益的應收款項之公允價值(包括應收獨立第三方及關聯方款項)(根據報告期末提供服務的日期或更高佣金的一手房代理服務銷售目標達成日期(該日期與各收入確認日期相近)呈列)的賬齡分析：

		於2021年 6月30日 人民幣千元 (未經審計) At 30 June 2021 RMB'000 (unaudited)	於2020年 12月31日 人民幣千元 (經審計) At 31 December 2020 RMB'000 (audited)
1年以內	Within 1 year	4,657,500	3,879,474
1至2年	1 – 2 years	1,318,547	1,372,090
2年以上	Over 2 years	153,813	167,627
		6,129,860	5,419,191

以下為本集團按公允價值計量並計入其他全面收益的應收票據之公允價值(包括獨立第三方及關聯方)(按於報告期末應收票據的剩餘到期日期呈列)的到期日分析。

		於2021年 6月30日 人民幣千元 (未經審計) At 30 June 2021 RMB'000 (unaudited)	於2020年 12月31日 人民幣千元 (經審計) At 31 December 2020 RMB'000 (audited)
逾期	Overdue	209,488	–
180日以內	Within 180 days	318,848	1,054,697
181至365日	181 – 365 days	34,668	491,691
		563,004	1,546,388

13. RECEIVABLES AT FVTOCI (Continued)

The Group allows all of its customers a credit period of 30 days upon satisfaction of the terms and conditions of the relevant agreements and relevant invoices have been issued.

The following is an aged analysis of the fair value of the Group's accounts receivables at FVTOCI (including both amounts due from independent third parties and related parties), presented based on the dates of rendering the services or the dates when the sales target for higher commission was achieved for the real estate agency service in the primary market at the end of the reporting period, which approximated the respective revenue recognition dates:

The following is a maturity analysis of the fair value of the Group's bills receivables at FVTOCI (including both independent third parties and related parties) presented based on the remaining dates to maturity of bills receivables at the end of the reporting period.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

14. 面臨預期信貸損失的金 融資產虧損撥備

14. LOSS ALLOWANCE ON FINANCIAL ASSETS SUBJECT TO ECL

截至以下日期止六個月
Six months ended

		2021年6月30日 人民幣千元 (未經審計) 30 June 2021 RMB'000 (unaudited)	2020年6月30日 人民幣千元 (未經審計) 30 June 2020 RMB'000 (unaudited)
以下各項的虧損撥備準備：	Provision for loss allowance on:		
按公允價值計量並計入其他 全面收益的應收款項	Receivables at FVTOCI	1,492,650	49,540
應收賬款及應收票據	Accounts receivables and bills receivables	249,236	–
應收關聯方貿易性質款項	Amounts due from related parties of trade nature	81,030	–
應收關聯方非貿易性質款項	Amounts due from related parties of non-trade nature	975	–
合約資產	Contract assets	209	–
其他應收款項及其他非流動資產	Other receivables and other non-current assets	113,451	3,056
面臨預期信貸損失的金融資產 虧損撥備總額(扣除撥回)	Total loss allowance on financial assets subject to ECL, net of reversal	1,937,551	52,596

截至2021年6月30日止六個月的簡明綜合財務報表所採用的輸入值及假設的釐定基準，與編製本集團截至2020年12月31日止年度的年度財務報表所遵循者相同，惟於附註2b所披露者外。

The basis of determining the inputs and assumptions and the estimation techniques used in the condensed consolidated financial statements for the six months ended 30 June 2021 are the same as those followed in the preparation of the Group's annual financial statements for the year ended 31 December 2020 except for those disclosed in note 2b.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

15. 遞延稅項資產／負債

以下為期內的主要遞延稅項變動：

15. DEFERRED TAX ASSETS/LIABILITIES

The following are the major deferred tax movements thereon during the period:

		應計僱員 福利及佣金 人民幣千元	預期信貸 損失撥備 人民幣千元	業務合併的 公允價值調整 人民幣千元	稅項虧損 人民幣千元	其他 人民幣千元	總計 人民幣千元
		Accrued staff welfare and commission RMB'000	ECL provision RMB'000	Fair value adjustments on business combination RMB'000	Tax losses RMB'000	Others RMB'000	Total RMB'000
於2020年1月1日(經審計)	At 1 January 2020 (audited)	167,115	198,747	-	158,914	9,827	534,603
(扣除自)計入損益(附註6)	(Charge) credit to profit or loss (note 6)	(73,716)	13,534	1,786	92,603	(2,718)	31,489
收購附屬公司(附註22)	Acquisition of subsidiaries (note 22)	-	-	(50,952)	-	-	(50,952)
於2020年6月30日(未經審計)	At 30 June 2020 (unaudited)	93,399	212,281	(49,166)	251,517	7,109	515,140
計入(扣除自)損益	Credit (charge) to profit or loss	12,370	18,016	33,059	(85,842)	(4,907)	(27,304)
收購附屬公司	Acquisition of subsidiaries	48,992	26,255	(184,950)	257,465	8,945	156,707
稅率變動影響	Effect of change in tax rate	-	(134)	-	-	-	(134)
於2020年12月31日(經審計)	At 31 December 2020 (audited)	154,761	256,418	(201,057)	423,140	11,147	644,409
(扣除自)計入損益(附註6)	(Charge) credit to profit or loss (note 6)	(7,540)	52,063	12,650	51,789	(2,941)	106,021
收購添環網絡(附註22)	Acquisition of Tianji network (note 22)	-	-	(83,545)	-	-	(83,545)
出售附屬公司	Disposal of subsidiaries	-	-	-	(2,380)	-	(2,380)
於2021年6月30日(未經審計)	At 30 June 2021 (unaudited)	147,221	308,481	(271,952)	472,549	8,206	664,505

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

16. 應付賬款及其他應付款項及客戶墊款

16. ACCOUNTS AND OTHER PAYABLES AND ADVANCE FROM CUSTOMERS

		於2021年 6月30日 人民幣千元 (未經審計) At 30 June 2021 RMB'000 (unaudited)	於2020年 12月31日 人民幣千元 (經審計) At 31 December 2020 RMB'000 (audited)
應付賬款	Accounts payables	2,154,718	1,374,616
電子商務客戶墊款(附註a)	Advance from E-commerce customers (note a)	610,616	590,604
其他客戶墊款	Advance from other customers	120,953	131,223
		731,569	721,827
應付利息	Interest payable	42,979	90,485
應付增值稅	Value added tax payables	435,542	362,906
其他應付稅項	Other tax payables	75,393	74,686
代物業賣家收款(附註b)	Receipts on behalf of property sellers (note b)	553,198	263,141
自房地產經紀門店所收按金(附註c)	Deposits received from real estate brokerage stores (note c)	132,989	58,868
收購物業及設備的應付款項	Payables for acquisition of property and equipment	5,419	5,486
開支報銷	Expenses reimbursement	28,209	33,759
代物業開發商收款(附註d)	Receipts on behalf of a property developer (note d)	73,637	6,161
其他	Others	72,105	81,420
		1,419,471	976,912

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

16. 應付賬款及其他應付款項及客戶墊款(續)

附註：

- (a) 電子商務客戶墊款指透過獨立第三方支付平台購買本集團折扣券之個人客戶的收據。當客戶(個人房地產買家)使用折扣券時，電子商務客戶墊款將確認為收入。倘客戶要求退款，本集團將退還收取的款項予客戶。
- (b) 代物業賣家收款指自房地產經紀網絡服務分部的物業買家收取而尚未轉賬予物業賣家的銀行結餘。該等已收銀行結餘分類為受限制銀行結餘。
- (c) 自房地產經紀門店收取的可退還按金指為達成相互合作而向本集團支付的誠意金。誠意金將於合作安排終止後發還予房地產經紀門店。
- (d) 代物業開發商收款指自數字營銷服務分部的物業買家收取而尚未轉賬予物業開發商的銀行結餘。該等已收銀行結餘分類為受限制銀行結餘。

16. ACCOUNTS AND OTHER PAYABLES AND ADVANCE FROM CUSTOMERS (Continued)

NOTES:

- (a) Advance from E-commerce customers represent receipts from individual customer who buys the Group's discount coupons through independent third party payment platforms. The advance from E-commerce customers will be recognised as revenue when the customer (individual property buyer) uses the discount coupons. If the customer requests for refund, the Group will return the amount received to the customer.
- (b) Receipts on behalf of property sellers represent the receipts of bank balances from property buyers in respect of the real estate brokerage network services segment which had not yet been transferred to property sellers. Such bank balances received are classified as restricted bank balances.
- (c) Refundable deposits received from real estate brokerage stores represent earnest deposits paid to the Group enabling the cooperation with each other. The earnest deposits will be released to the real estate brokerage stores upon termination of the cooperation arrangement.
- (d) Receipts on behalf of a property developer represent the receipts of bank balances from property buyers in respect of the Digital Marketing services segment which had not yet been transferred to the property developer. Such bank balances received are classified as restricted bank balances.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

16. 應付賬款及其他應付款項及客戶墊款(續)

以下為本集團於各報告期末按獲得服務日期呈列的應付款項賬齡分析：

16. ACCOUNTS AND OTHER PAYABLES AND ADVANCE FROM CUSTOMERS (Continued)

The following is an aged analysis of accounts payables presented based on the date of receipts of services by the Group at the end of each reporting period:

		於2021年 6月30日 人民幣千元 (未經審計) At 30 June 2021 RMB'000 (unaudited)	2020年 12月31日 人民幣千元 (經審計) At 31 December 2020 RMB'000 (audited)
1年以內	Within 1 year	2,117,525	1,340,224
1至2年	1 – 2 years	37,193	34,392
		2,154,718	1,374,616

簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

17A. 銀行及其他借款

(i) 銀行借款

於本中期期間，本集團獲得新銀行貸款人民幣1,317,649,000元（2020年：人民幣1,101,784,000元）。銀行貸款人民幣851,721,000元（2020年：人民幣848,000,000元）已償還。取得之新銀行貸款所得款項用於本集團一般營運資金用途。

本集團銀行借款的實際利率範圍如下：

17A. BANK AND OTHER BORROWINGS

(i) Bank borrowings

During the current interim period, the Group obtained new bank loans amounting to RMB1,317,649,000 (2020: RMB1,101,784,000). The bank loans amounting to RMB851,721,000 (2020: RMB848,000,000) had been repaid. The proceeds of the new bank loans obtained were used for the Group's general working capital purpose.

The ranges of effective interest rate on the Group's bank borrowings are as follows:

	於 2021年 6月30日 (未經審計) As at 30 June 2021 (unaudited)	於 2020年 12月31日 (經審計) As at 31 December 2020 (audited)
實際利率	Effective interest rate	3.63% – 5.55%
		1.1% – 5.16%

(ii) 其他借款

優先票據

於本中期期間，本公司向獨立第三方發行於聯交所上市之於2023年6月10日到期的100百萬美元（相當於人民幣639,720,000元）之優先票據。於各方面，發行日期及發行價格除外，優先票據已與於2020年12月10日發行的原有票據合併並組成為單一系列。本集團優先票據的固定票面年利率介乎7.60%至7.63%，實際年利率介乎7.9%至9.2%。本集團的優先票據於聯交所上市且基於2021年6月30日於聯交所所報買入價釐定的公允價值為人民幣3,815,904,000元（2020年12月31日：人民幣5,200,933,000元）（第一級公允價值層級）。

(ii) Other borrowings

Senior notes

In the current interim period, the Company issued US\$100 million (equivalent to RMB639,720,000) senior notes which were listed on the Stock Exchange to independent third parties due on 10 June 2023. In all respects, except for the issue date and issue price, the senior notes were consolidated and formed a single series with the original notes issued on 10 December 2020. The Group's senior notes carry fixed coupon rate ranged from 7.60% to 7.63% per annum and the effective interest rates ranged from 7.9% to 9.2% per annum. The Group's senior notes are listed on the Stock Exchange and the fair value is determined based on the quoted bid price in the Stock Exchange as at 30 June 2021 is RMB3,815,904,000 (31 December 2020: RMB5,200,933,000) (Level 1 fair value hierarchy).

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

17B. 可換股票據

於2020年11月4日，本公司向阿里巴巴香港有限公司（「阿里巴巴票據持有人」）發行本金額為1,031,900,000港元的可換股票據（相當於人民幣888,672,000元）（「可換股票據」）。倘可換股票據於2023年12月31日結算日期前尚未轉換或贖回，則將按面值贖回。可換股票據年利率為2%，並將每季度支付一次。

可換股票據債務部分的實際年利率為9.09%且債務部分的公允價值為根據本公司及可資比較實體之債券於2021年6月30日的平均收益率釐定，即人民幣717,344,000元（2020年12月31日：人民幣732,948,000元）（第二級公允價值層級）。

可換股票據衍生部分乃參考與本集團並無關連的獨立專業估值師行所執行估值並按公允價值計量，其具有適當資格並擁有類似金融工具估值方面的近期經驗。

中期期間內可換股票據之債務及衍生部分的變動載列如下：

17B. CONVERTIBLE NOTE

On 4 November 2020, the Company issued a convertible note to Alibaba.com Hong Kong Limited (“Alibaba Noteholder”) in the principal amount of HK\$1,031,900,000 (equivalent to RMB888,672,000) (“Convertible Note”). If the Convertible Note have not been converted or redeemed before the settlement date on 31 December 2023, it will be redeemed at par. The Convertible Note carries interest of 2% per annum and will be paid quarterly.

The effective interest rate of the debt component of the Convertible Note is 9.09% per annum and the fair value of the debt component is determined based on the average yield of the Company’s and comparable entities’ bonds as at 30 June 2021 is RMB717,344,000 (31 December 2020: RMB732,948,000) (Level 2 fair value hierarchy).

The derivative component of the Convertible Note was measured at fair value with reference to a valuation carried out by a firm of independent professional valuers not connected with the Group, who have appropriate qualifications and recent experience in the valuation of similar financial instrument.

The movement of the debt and derivative components of the Convertible Note during the interim period is set out as below:

	負債部分		衍生部分		總計		
	千港元	人民幣千元	千港元	人民幣千元	千港元	人民幣千元	
	HKD'000	RMB'000	HKD'000	RMB'000	HKD'000	RMB'000	
於2021年1月1日 (經審計)	At 1 January 2021 (audited)	850,268	715,586	148,272	124,786	998,540	840,372
匯兌調整	Exchange realignment	-	(7,908)	-	(1,230)	-	(9,138)
利息費用	Interest charge	38,665	32,424	-	-	38,665	32,424
轉至應付利息	Transfer to interest payable	(10,234)	(8,935)	-	-	(10,234)	(8,935)
公允價值變動收益	Gain on changes in fair value	-	-	(27,570)	(23,120)	(27,570)	(23,120)
於2021年6月30日 (未經審計)	At 30 June 2021 (unaudited)	878,699	731,167	120,702	100,436	999,401	831,603

簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

18. 股本

18. SHARE CAPITAL

		每股面值 美元	股份數目	股本 千美元	以人民幣 呈列的股本 人民幣千元
		Par value per share US\$	Number of shares	Share capital US\$'000	Share capital presented in RMB RMB'000
法定	Authorised				
於2020年1月1日(經審計)、 2020年6月30日(未經審計)、 2021年1月1日(經審計)及 2021年6月30日(未經審計)	At 1 January 2020 (audited), 30 June 2020 (unaudited), 1 January 2021 (audited) and 30 June 2021 (unaudited)	0.00001	5,000,000,000	50	350
已發行及繳足	Issued and fully paid				
於2020年1月1日(經審計)	At 1 January 2020 (audited)	0.00001	1,389,955,100	13	93
已購回及已註銷(附註)	Repurchased and cancelled (note)	0.00001	(4,580,400)	-*	-*
於2020年6月30日(未經審計)	At 30 June 2020 (unaudited)	0.00001	1,385,374,700	13	92
於2021年1月1日(經審計)及 2021年6月30日(未經審計)	At 1 January 2021 (audited) and 30 June 2021 (unaudited)	0.00001	1,749,059,530	17	116

* 金額少於1,000美元或人民幣1,000元

* amount less than US\$1,000 or RMB1,000

附註：

於2020年6月30日，4,580,400股購回股份遭註銷。於2020年6月30日，所有已購回但尚未註銷的股份均確認為庫存股份。於2020年下半年，已購回的498,000股股份隨後註銷。本中期間概無股份購回，於2021年6月30日概無庫存股份。

NOTE:

As at 30 June 2020, 4,580,400 of the shares repurchased were cancelled. All of the shares repurchased but not yet cancelled were recognised as treasury share as at 30 June 2020. 498,000 shares repurchased were subsequently cancelled in the second half of 2020. There were no share repurchase during the current interim period and no treasury shares as at 30 June 2021.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

19. 以股份為基礎的付款交易

本公司的股份獎勵計劃

首次公開發售前購股權計劃

於2018年4月20日，本公司批准本公司的首次公開發售前購股權計劃（「首次公開發售前購股權計劃」），主要旨在激勵合資格董事、管理層及僱員，並將於2028年4月20日到期。

根據首次公開發售前購股權計劃授出的購股權必須於授出日期起10個營業日內接納。

有關根據本公司的首次公開發售前購股權計劃所授出的購股權的具體分類詳情如下：

19. SHARE-BASED PAYMENT TRANSACTIONS

Share Incentive Plan of the Company

Pre-IPO Share Option Scheme

On 20 April 2018, the Company approved the Company's pre-IPO share option scheme (the "Pre-IPO Share Option Scheme") for the primary purpose of providing incentives to eligible directors, management and employees, and will expire on 20 April 2028.

Options granted under the Pre-IPO Share Option Scheme must be taken up within 10 business days of the date of grant.

Details of specific categories of options granted under the Pre-IPO Share Option Scheme of the Company are as follows:

授出日期	承授人	已授出購股權數目	歸屬期間	行使期	行使價	於授出日期的公允價值
Date of grant	Grantee	Number of share options granted	Vesting period	Exercise period	Exercise price	Fair value at grant date
2018年4月21日	董事及管理層	23,784,000	2018年4月21日至 2019年4月21日	2019年4月22日至 2028年4月20日	10.37港元	5.48港元
21 April 2018	Directors and management	23,784,000	21 April 2018 to 21 April 2019	22 April 2019 to 20 April 2028	HK\$10.37	HK\$5.48
2018年4月21日	董事及管理層	23,784,000	2018年4月21日至 2020年4月21日	2020年4月22日至 2028年4月20日	10.37港元	5.48港元
21 April 2018	Directors and management	23,784,000	21 April 2018 to 21 April 2020	22 April 2020 to 20 April 2028	HK\$10.37	HK\$5.48
2018年4月21日	董事及管理層	23,784,000	2018年4月21日至 2021年4月21日	2021年4月22日至 2028年4月20日	10.37港元	5.48港元
21 April 2018	Directors and management	23,784,000	21 April 2018 to 21 April 2021	22 April 2021 to 20 April 2028	HK\$10.37	HK\$5.48
2018年4月21日	僱員	6,737,200	2018年4月21日至 2019年4月21日	2019年4月22日至 2028年4月20日	10.37港元	4.92港元
21 April 2018	Employees	6,737,200	21 April 2018 to 21 April 2019	22 April 2019 to 20 April 2028	HK\$10.37	HK\$4.92
2018年4月21日	僱員	6,737,200	2018年4月21日至 2020年4月21日	2020年4月22日至 2028年4月20日	10.37港元	4.92港元
21 April 2018	Employees	6,737,200	21 April 2018 to 21 April 2020	22 April 2020 to 20 April 2028	HK\$10.37	HK\$4.92
2018年4月21日	僱員	6,737,200	2018年4月21日至 2021年4月21日	2021年4月22日至 2028年4月20日	10.37港元	4.92港元
21 April 2018	Employees	6,737,200	21 April 2018 to 21 April 2021	22 April 2021 to 20 April 2028	HK\$10.37	HK\$4.92

簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

19. 以股份為基礎的付款交易 (續)

本公司的股份獎勵計劃 (續)

首次公開發售前購股權計劃 (續)

下表披露本集團僱員及董事持有的本公司首次公開發售前購股權數目的變動：

19. SHARE-BASED PAYMENT TRANSACTIONS (Continued)

Share Incentive Plan of the Company (Continued)

Pre-IPO Share Option Scheme (Continued)

The following table discloses movements of the number of the Company's Pre-IPO share options held by employees and directors of the Group:

		於2021年 1月1日 尚未行使 千份 Outstanding at 1 January 2021 '000	期內授出 千份 Granted during the period '000	期內行使 千份 Exercised during the period '000	期內沒收 千份 Forfeited during the period '000	期內失效 千份 Lapsed during the period '000	於2021年 6月30日 尚未行使 千份 Outstanding at 30 June 2021 '000
首次公開發售前購股權計劃	Pre-IPO Share Option Scheme	87,575	-	-	(2,498)	-	85,077
期末可行使	Exercisable at the end of the period						85,077
加權平均行使價	Weighted average exercise price	10.37港元 HK\$10.37	-	-	10.37港元 HK\$10.37	-	10.37港元 HK\$10.37
		於2020年 1月1日 尚未行使 千份 Outstanding at 1 January 2020 '000	期內授出 千份 Granted during the period '000	期內行使 千份 Exercised during the period '000	期內沒收 千份 Forfeited during the period '000	期內失效 千份 Lapsed during the period '000	於2020年 6月30日 尚未行使 千份 Outstanding at 30 June 2020 '000
首次公開發售前購股權計劃	Pre-IPO Share Option Scheme	88,876	-	-	(264)	-	88,612
期末可行使	Exercisable at the end of the period						59,245
加權平均行使價	Weighted average exercise price	10.37港元 HK\$10.37	-	-	10.37港元 HK\$10.37	-	10.37港元 HK\$10.37

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

19. 以股份為基礎的付款交易 (續)

本公司的股份獎勵計劃 (續)

首次公開發售後購股權計劃

於2018年7月4日，本公司批准本公司的首次公開發售後購股權計劃（「首次公開發售後購股權計劃」），主要旨在激勵合資格董事、管理層及僱員，並將於2028年7月4日到期。根據首次公開發售後購股權計劃，本公司董事會可向合資格僱員（包括本公司及其附屬公司董事）授出購股權以認購本公司股份。此外，本公司可不時就結算本公司獲提供的貨品或服務而向外部第三方授出購股權。

於2020年12月31日及2021年6月30日，概無購股權根據首次公開發售後購股權計劃授出。

樂居的股份獎勵計劃

樂居的股份於紐約證券交易所上市。樂居的股份獎勵計劃根據2013年12月1日通過的決議案獲採納，旨在向董事及合資格僱員提供多項以股份為基礎的激勵（包括購股權及受限制股份），並將於2023年11月30日到期。

根據樂居的股份獎勵計劃，可發行的最高股份數目將為截至計劃生效日期尚未行使股份總數的8%（按已轉換及悉數攤薄基準計算），並將在樂居股份獎勵計劃生效日期的第三、第六及第九個週年日按當時尚未行使股份總數的5%（按已轉換及悉數攤薄基準計算）自動增加。於2016年12月1日，樂居的股份獎勵計劃項下的獎勵股份自動增加7,553,422股普通股。於2019年12月1日，樂居計劃項下的獎勵股份自動增加7,833,224股普通股。

19. SHARE-BASED PAYMENT TRANSACTIONS (Continued)

Share Incentive Plan of the Company (Continued)

Post-IPO Share Option Scheme

On 4 July 2018, the Company approved the Company's post-IPO share option scheme (the "Post-IPO Share Option Scheme") for the primary purpose providing incentives to eligible directors, management and employees, and will expire on 4 July 2028. Under the Post-IPO Share Option Scheme, the board of directors of the Company may grant options to eligible employees, including directors of the Company and its subsidiaries, to subscribe for shares in the Company. Additionally, the Company may, from time to time, grant share options to outside third parties for settlement in respect of goods or services provided to the Company.

As at 31 December 2020 and 30 June 2021, there were no share options granted under the Post-IPO Share Option Scheme.

Share Incentive Plan of Leju

Leju's shares are listed on the New York Stock Exchange. Leju's Share Incentive Plan was adopted pursuant to a resolution passed on 1 December 2013 for the purpose of providing a variety of share-based incentives, including share options and restricted shares to directors and eligible employees, and will expire on 30 November 2023.

Under the Leju's Share Incentive Plan, the maximum number of shares that may be issued shall be 8% of the total outstanding shares on an as-converted and fully diluted basis as of the effective date of the plan, and shall be increased automatically by 5% of the then total outstanding shares on an as-converted fully diluted basis on each of the third, sixth and ninth anniversaries of the effective date of the Leju's Share Incentive Plan. On 1 December 2016, the award pool under Leju's Share Incentive Plan was automatically increased by 7,553,422 ordinary shares. On 1 December 2019, the award pool under Leju plan was automatically increased by 7,833,224 ordinary shares.

簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

19. 以股份為基礎的付款交易 (續)

本公司的股份獎勵計劃 (續)

樂居購股權

於2013年12月1日及於本集團完成收購樂居前，本集團若干董事及合資格僱員乃由易居(中國)控股有限公司(其於購股權授出日期乃為樂居母公司)聘用，並已根據樂居的股份獎勵計劃獲授購股權。於2020年1月1日及直至收購樂居日期，授予本集團僱員及董事的402,000份購股權尚未行使。

於完成收購樂居前，根據樂居的股份獎勵計劃授予本集團董事及合資格僱員的特定類別購股權的詳情如下：

授出日期	歸屬期間範圍	行使期間範圍	加權平均行使價	於授出日期的加權平均公允價值
Date of grant	Range of vesting period	Range of exercise period	Weighted average exercise price	Weighted average fair value at grant date
2013年12月1日	2013年12月1日至 2016年12月1日	2014年12月1日至 2023年11月30日	4.60美元	2.15美元
1 December 2013	1 December 2013 – 1 December 2016	1 December 2014 – 30 November 2023	US\$4.60	US\$2.15

19. SHARE-BASED PAYMENT TRANSACTIONS (Continued)

Share Incentive Plan of Leju (Continued)

Share Options of Leju

On 1 December 2013 and prior to the completion of the Group's acquisition of Leju, certain directors and eligible employees of the Group were employed by E-House (China) Holdings Limited, which was the parent company of Leju as at the date of option grant, were granted share option under the Share Incentive Plan of Leju. As at 1 January 2020 and up to the date of the acquisition of Leju, 402,000 share options granted to employees and directors of the Group were outstanding.

Details of specific categories of options granted to directors and eligible employees of the Group under the Share Incentive Plan of Leju prior to the acquisition of Leju was completed are as follows:

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

19. 以股份為基礎的付款交易 (續)

本公司的股份獎勵計劃 (續)

樂居購股權 (續)

於收購樂居日期，根據樂居的股份獎勵計劃，樂居集團授予董事及合資格僱員的未行使購股權11,462,000份，並未轉換為本集團以股份為基礎的付款。根據股份獎勵計劃授予樂居集團董事及合資格僱員的特定類別購股權的詳情如下：

授出日期	歸屬期間範圍	行使期間範圍	加權平均行使價	於授出日期的加權平均公允價值
Date of grant	Range of vesting period	Range of exercise period	Weighted average exercise price	Weighted average fair value at grant date
2013年12月1日	2013年12月1日至 2016年12月1日	2014年12月1日至 2023年11月30日	4.60美元	2.15美元
1 December 2013	1 December 2013 – 1 December 2016	1 December 2014 – 30 November 2023	US\$4.60	US\$2.15
2015年4月28日	2015年4月28日至 2018年4月28日	2016年4月28日至 2025年4月27日	9.68美元	3.42美元
28 April 2015	28 April 2015 – 28 April 2018	28 April 2016 – 27 April 2025	US\$9.68	US\$3.42
2015年8月7日	2015年8月7日至 2018年8月7日	2016年8月7日至 2025年8月6日	7.00美元	3.42美元
7 August 2015	7 August 2015 – 7 August 2018	7 August 2016 – 6 August 2025	US\$7.00	US\$3.42
2015年12月14日	2015年12月14日至 2018年12月14日	2016年12月14日至 2025年12月13日	5.54美元	3.08美元
14 December 2015	14 December 2015 – 14 December 2018	14 December 2016 – 13 December 2025	US\$5.54	US\$3.08
2017年3月30日	2017年3月30日至 2020年3月30日	2018年3月30日至 2027年3月29日	3.24美元	1.75美元
30 March 2017	30 March 2017 – 30 March 2020	30 March 2018 – 29 March 2027	US\$3.24	US\$1.75
2018年3月21日	2018年3月21日至 2021年3月21日	2018年6月13日至 2028年3月20日	1.55美元	0.83美元
21 March 2018	21 March 2018 – 21 March 2021	13 June 2018 – 20 March 2028	US\$1.55	US\$0.83
2018年6月27日	2018年6月27日至 2021年6月27日	2019年6月27日至 2028年6月26日	1.41美元	0.73美元
27 June 2018	27 June 2018 – 27 June 2021	27 June 2019 – 26 June 2028	US\$1.41	US\$0.73
2021年4月23日	2021年4月23日至 2025年3月31日	2022年4月23日至 2031年4月22日	0.87美元	1.66美元
23 April 2021	23 April 2021 – 31 March 2025	23 April 2022 – 22 April 2031	US\$0.87	US\$1.66

19. SHARE-BASED PAYMENT TRANSACTIONS (Continued)

Share Incentive Plan of Leju (Continued)

Share Options of Leju (Continued)

At the date of acquisition of Leju, there are 11,462,000 outstanding share options of Leju granted to directors and eligible employees of Leju Group under the Share Incentive Plan of Leju, which are not exchanged by the Group for its share-based payment. Details of specific categories of options granted to directors and eligible employees of Leju Group under the Share Incentive Plan are as follows:

簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

19. 以股份為基礎的付款交易 (續)

本公司的股份獎勵計劃 (續)

樂居購股權 (續)

下表披露有關本集團僱員及董事於期內所持樂居的購股權數目的變動詳情。

19. SHARE-BASED PAYMENT TRANSACTIONS (Continued)

Share Incentive Plan of Leju (Continued)

Share Options of Leju (Continued)

The following tables disclose movements of the number of Leju's share options held by employees and directors of the Group, during the period.

		於2021年 1月1日					於2021年 6月30日
		尚未行使 千份	年內授出 千份	年內行使 千份	年內沒收 千份	年內到期 千份	尚未行使 千份
		Outstanding at 1 January 2021 '000	Granted during the year '000	Exercised during the year '000	Forfeited during the year '000	Expired during the year '000	Outstanding at 30 June 2021 '000
樂居的購股權	Leju's share option	11,803	4,267	(120)	(116)	-	15,834
期末可行使	Exercisable at the end of the period						11,567
加權平均行使價	Weight average exercise price	3.39美元 US\$3.39	0.87美元 US\$0.87	1.42美元 US\$1.42	3.61美元 US\$3.61	-	2.72美元 US\$2.72

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

19. 以股份為基礎的付款交易 (續)

本公司的股份獎勵計劃 (續)

受限制股份

根據獎勵協議所規定的服務期限，樂居受限制股份的持有人於股份獲歸屬之前不得投票或收取股息。

授予樂居董事及合資格僱員的樂居未行使受限制股份（「樂居未行使受限制股份」）總數為617,000股，並未轉換為本集團以股份為基礎的付款且按於收購日期的市場基礎計量方法計量。

下表披露樂居於本中期期間受限制股份數目的變動：

19. SHARE-BASED PAYMENT TRANSACTIONS (Continued)

Share Incentive Plan of Leju (Continued)

Restricted shares

Leju's restricted shares are restricted from voting or receiving dividends until the shares are vested based on the stipulated service periods as set out in the award agreements.

There are total 617,000 outstanding restricted shares of Leju ("Outstanding Restricted Shares of Leju") granted to directors and eligible employees of Leju, which are not exchanged by the Group for its share-based payment and are measured at their market-based measure at the acquisition date.

The following tables disclose movements of the number of Leju's restricted share during the current interim period:

		於2021年 1月1日 尚未行使 千份 Outstanding at 1 January 2021 '000	期內授出 千份 Granted during the period '000	期內歸屬 千份 Vested during the period '000	期內沒收 千份 Forfeited during the period '000	期內到期 千份 Expired during the period '000	於2021年 6月30日 尚未行使 千份 Outstanding at 30 June 2021 '000
受限制股份數目	Number of restricted share	967	-	(350)	-	-	617
於授出日期的加權 平均公允價值	Weighted average grant-date fair value	1.65美元 US\$1.65	-	1.54美元 US\$1.54	-	-	1.52美元 US\$1.52

簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

19. 以股份為基礎的付款交易 (續)

Omnigold的股份獎勵計劃

於2015年，樂居的附屬公司Omnigold Holdings Limited (「Omnigold」) 採納一項股份獎勵計劃 (「Omnigold計劃」)，其提議 (i) 截至Omnigold董事會批准及採納Omnigold計劃的日期 (「生效日期」)，Omnigold根據Omnigold計劃項下所有獎勵可供發行的股份最高數目初步將為5,000,000股，及 (ii) Omnigold計劃將於生效日期的第三、第六及第九個週年日按當時Omnigold當時已發行及尚未行使股份總數的5% (按已轉換及悉數攤薄基準計算) 自動增加。購股權自授出日期起十年屆滿，並將在三年期間內，於授出日期的每個週年日按比例歸屬。

本集團在收購樂居期間將不會轉換Omnigold計劃的未行使購股權，而該等購股權乃按收購日期的市場基礎計量方法計量。

下表披露樂居於本中期期間受限制股份數目的變動：

19. SHARE-BASED PAYMENT TRANSACTIONS (Continued)

Share Incentive Plan of Omnigold

In 2015, Leju's subsidiary, Omnigold Holdings Limited ("Omnigold"), adopted a share incentive plan ("Omnigold Plan"), which proposed that (i) the maximum number of shares of Omnigold available for issuance pursuant to all awards under the Omnigold Plan shall initially be 5,000,000 as of the date of the Omnigold Plan was approved and adopted by the Board of Omnigold (the "Effective Date"), and (ii) the Omnigold Plan shall be increased automatically by 5% of the then total issued and outstanding shares of Omnigold on an as-converted fully diluted basis on each of the third, sixth and ninth anniversary of the Effective Date. The options expire ten years from the date of grant and vest ratably at each grant date anniversary over a period of three years.

The outstanding share options of Omnigold Plan are not exchanged by the Group during the acquisition of Leju and are measured at their market-based measure at the acquisition date.

The following tables disclose movements of the number of Leju's restricted share during the current interim period:

		於2021年 1月1日				於2021 年6月30日
		尚未行使 千份	期內授出 千份	期內歸屬 千份	期內沒收 千份	尚未行使 千份
		Outstanding at 1 January	Granted during the period	Vested during the period	Forfeited during the period	Outstanding at 30 June
		2021 '000	'000	'000	'000	2021 '000
Omnigold的購股權數目	Number of Omnigold's share options	875	-	-	(50)	825
加權平均行使價	Weighted average exercise price	1.50美元 US\$1.50	-	-	1.50美元 US\$1.50	1.50美元 US\$1.50

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

19. 以股份為基礎的付款交易 (續)

Omnigold的股份獎勵計劃 (續)

於各期間末，本集團會修訂其對預期最終將獲歸屬之購股權數目估計。修訂估計的影響(如有)乃於損益中確認，並將就購股權儲備作出相應調整。

本集團確認截至2021年6月30日止期間有關本集團所授出的購股權及受限制股份的總開支人民幣11,299,000元(2020年：人民幣38,580,000元)。概未就Omnigold授出的購股權確認任何開支。

20. 金融工具的公允價值計量

本集團金融資產及金融負債的公允價值根據持續性基準按公允價值計量

本集團的部分金融資產及金融負債按於各報告期末的公允價值計量。下表載列有關如何釐定該等金融資產及金融負債的公允價值(尤其是所使用的估值技術及輸入資料)，以及按照公允價值計量的輸入資料的可觀察程度進行分類的公允價值層級(第一級至第三級)的資料。

- 第一級公允價值計量指以在活躍市場就相同資產或負債取得之報價(未經調整)所進行之計量。
- 第二級公允價值計量指以第一級報價以外之資產或負債之可觀察輸入資料，無論是直接(即價格)或間接(即按價格推算)所進行之計量。
- 第三級公允價值計量指透過運用並非基於可觀察市場資料之資產或負債輸入資料(不可觀察輸入數據)之估值技術所進行之計量。

19. SHARE-BASED PAYMENT TRANSACTIONS (Continued)

Share Incentive Plan of Omnigold (Continued)

At the end of each period, the Group revises its estimates of the number of options that are expected to vest ultimately. The impact of the revision of the estimates, if any, is recognised in profit and loss, with a corresponding adjustment to the share option reserve.

The Group recognised the total expense of RMB11,299,000 (2020: RMB38,580,000) for the period ended 30 June 2021 in relation to share options and restricted shares granted by the Group. No expense was recognised for share options granted by Omnigold.

20. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS

Fair value of the Group's financial assets and financial liability that are measured at fair value on a recurring basis

Some of the Group's financial assets and financial liability are measured at fair value at the end of each reporting period. The following table gives information about how the fair values are determined (in particular, the valuation techniques and inputs used), as well as the level of the fair value hierarchy into which the fair value measurements are categorised (levels 1 to 3) based on the degree to which the inputs to the fair value measurements is observable.

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

簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

20. 金融工具的公允價值計量 (續)

本集團金融資產及金融負債的公允價值根據持續性基準按公允價值計量 (續)

20. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (Continued)

Fair value of the Group's financial assets and financial liability that are measured at fair value on a recurring basis (Continued)

金融資產／金融負債 Financial assets/financial liability	於以下日期的公允價值 Fair value at		公允價值層級 Fair value hierarchy	估值技術及關鍵輸入數據 Valuation technique(s) and key input(s)	重大不可觀察輸入數據 Significant unobservable input(s)
	2021年6月30日 人民幣千元 (未經審計) 30 June 2021 RMB'000 (unaudited)	2020年12月31日 人民幣千元 (經審計) 31 December 2020 RMB'000 (audited)			
按公允價值計量並計入其他全面收益的應收款項 Receivables at FVTOCI	6,692,864	6,965,579	第三級 Level 3	用於取得應收款項產生的現金流量現值的貼現現金流量法，乃使用反映相應客戶不可觀察信貸風險的貼現率。 Discounted cash flow method which was used to capture the present value of the cash flows to be derived from the receivables using the discount rate that reflected the credit risk of the corresponding customers which are unobservable.	貼現率越高，應收款項的公允價值就越低。 The higher the discount rate, the lower the fair value of the receivables will be.
分類為強制按公允價值計量並計入損益的金融資產的有限合夥投資 Investment in limited partnership classified as financial assets mandatorily measured at FVTPL	683,256	111,578	第三級 Level 3	私募股權基金相關資產的公允價值。 The fair value of the underlying assets of the private equity fund.	相關資產公允價值越高，投資公允價值將越高。 The higher the fair value of the underlying assets, the higher the fair value of the investment will be.
分類為強制按公允價值計量並計入損益的金融資產的聯交所上市股本證券 Equity securities listed in the Stock Exchange classified as financial assets mandatorily measured at FVTPL	432,984	416,485	第一級 Level 1	於活躍市場買入價。 Quoted bid prices in the active market.	不適用 N/A

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

20. 金融工具的公允價值計量 (續)

本集團金融資產及金融負債的公允價值根據持續性基準按公允價值計量 (續)

20. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (Continued)

Fair value of the Group's financial assets and financial liability that are measured at fair value on a recurring basis (Continued)

金融資產／金融負債	於以下日期的公允價值		公允價值層級	估值技術及關鍵輸入數據	重大不可觀察輸入數據
	2021年6月30日 人民幣千元 (未經審計)	2020年12月31日 人民幣千元 (經審計)			
Financial assets/financial liability	Fair value at		Fair value hierarchy	Valuation technique(s) and key input(s)	Significant unobservable input(s)
	30 June 2021 RMB'000 (unaudited)	31 December 2020 RMB'000 (audited)			
分類為按公允價值計量並計入損益的金融資產的非上市債務及股本投資	311,509	311,509	第三級	權益部分 計算可資比較實體的企業倍數乘以該實體除利息、稅項、折舊及攤銷前盈利的市場法。 債務部分 計算債務投資所有權產生的預期未來經濟利益現值的收入法。	權益部分 可資比較實體的企業倍數越高，權益部分的公允價值就越高。 債務部分 債務投資的隱含收益率越高，債務部分的公允價值就越高。
Unlisted debt and equity investment classified as financial assets at FVTPL			Level 3	Equity portion Market approach by calculating the enterprise multiple of the comparable entities multiplied by the earnings before interest, taxes, depreciation and amortisation of the entity. Debt portion Income method by calculating the present value of the expected future economic benefits to be derived from the ownership of the debt investment.	Equity portion The higher the enterprise multiple of the comparable entities, the higher the fair value of the equity portion will be. Debt portion The higher the implicit rate of return to the debt investment, the higher the fair value of the debt portion will be.
分類為按公允價值計量並計入損益的金融資產的結構性存款	-	508,000	第三級	計算該等結構性存款擁有權產生的預期未來經濟利益現值的折現現金流量法。	結構性存款的預測收益率越高，結構性存款的公允價值越高。
Structured deposits classified as financial assets measured at FVTPL			Level 3	Discounted cash flow method by calculating the present value of the expected future economic benefits to be derived from the ownership of these structured deposits.	The higher the forecast yield of the structured deposits, the higher the fair value of the structured deposits will be.

簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

20. 金融工具的公允價值計量 (續)

本集團金融資產及金融負債的公允價值根據持續性基準按公允價值計量 (續)

20. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (Continued)

Fair value of the Group's financial assets and financial liability that are measured at fair value on a recurring basis (Continued)

金融資產／金融負債 Financial assets/financial liability	於以下日期的公允價值 Fair value at		公允價值層級 Fair value hierarchy	估值技術及關鍵輸入數據 Valuation technique(s) and key input(s)	重大不可觀察輸入數據 Significant unobservable input(s)
	2021年6月30日 人民幣千元 (未經審計) 30 June 2021 RMB'000 (unaudited)	2020年12月31日 人民幣千元 (經審計) 31 December 2020 RMB'000 (audited)			
分類為按公允價值計量並計入損益的金融資產的應收債券 Bond receivables classified as financial assets measured at FVTPL	-	40,455	第三級 Level 3	計算將流入本集團的預期未來經濟利益現值的折現現金流量法。 Discounted cash flow method by calculating the present value of the expected future economic benefits that will flow to the Group.	預期回報越高，應收債券的公允價值就越高。 The higher the expected return, the higher the fair value of the bond receivables will be.
可換股票據衍生工具部分 Derivative component of Convertible Note	(100,436)	(124,786)	第三級 Level 3	柏力克－舒爾斯期權定價模式 Black Scholes option pricing model	投資對象和股票價格的波動性越高，可換股票據的公允價值就越高。貼現率越低，可換股票據的公允價值就越高。 The higher the volatility of the investee and stock price, the higher the fair value of the Convertible Note will be. The lower the discount rate, the higher the fair value of the Convertible Note will be.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

20. 金融工具的公允價值計量 (續)

本集團金融資產及金融負債的公允價值根據持續性基準按公允價值計量 (續)

於本中期期間，第一級與第二級之間概無轉撥。

金融資產及金融負債的第三層級公允價值計量對賬

於2021年6月30日 (未經審計)

20. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (Continued)

Fair value of the Group's financial assets and financial liability that are measured at fair value on a recurring basis (Continued)

There were no transfers between Level 1 and 2 during the current interim period.

Reconciliation of Level 3 fair value measurements of financial assets and a financial liability

As at 30 June 2021 (unaudited)

		分類為按 公允價值 計量並 計入損益的 金融資產的 結構性存款 人民幣千元	分類為按 公允價值 計量並 計入損益的 金融資產的 非上市債務及 股本投資 人民幣千元	分類為按 公允價值 計量並 計入損益的 金融資產的 應收債券 人民幣千元	分類為按 公允價值 計量並 計入損益的 金融資產的 有限合夥投資 人民幣千元	按公允價值 計量並計入 其他全面 收益的 應收款項 人民幣千元	可換股票據 衍生工具 部分附註 人民幣千元
		Structured deposits classified as financial asset at FVTPL RMB'000	Unlisted debt and equity investment classified as financial assets at FVTPL RMB'000	Bond receivables classified as financial assets measured at FVTPL RMB'000	Investment in limited partnership classified as financial assets measured at FVTPL RMB'000	Receivables at FVTOCI RMB'000	Derivative component of Convertible Note RMB'000
於2021年1月1日 (經審計)	At 1 January 2021 (audited)	508,000	311,509	40,455	111,578	6,965,579	(124,786)
添置	Addition	-	-	-	420,323	4,553,268	-
出售/結算	Disposal/Settlement	(508,000)	-	(31,236)	-	(3,333,398)	-
已收利息	Interest Received	(5,220)	-	(10,563)	-	-	-
收購附屬公司 (附註22)	Acquisition of a subsidiary (note 22)	-	-	-	-	65	-
於以下確認的收益 (虧損) 總額	Total gain (loss) recognised in						
— 損益	— profit or loss	5,220	-	1,344	151,355	-	24,350
— 其他全面開支	— other comprehensive expense	-	-	-	-	(1,492,650)	-
於2021年6月30日 (未經審計)	At 30 June 2021 (unaudited)	-	311,509	-	683,256	6,692,864	(100,436)

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

20. 金融工具的公允價值計量 (續)

本集團金融資產及金融負債的公允價值根據持續性基準按公允價值計量 (續)

金融資產及金融負債的第三層級公允價值計量對賬 (續)

於2020年6月30日 (未經審計)

		分類為按公允價值計量並計入損益的金融資產的結構性存款 人民幣千元	分類為按公允價值計量並計入損益的金融資產的非上市債務及股本投資 人民幣千元	分類為按公允價值計量並計入損益的金融資產的應收債券 人民幣千元	分類為按公允價值計量並計入損益的金融資產的有限合夥投資 人民幣千元	按公允價值計量並計入其他全面收益的應收款項 人民幣千元	可換股票據衍生工具部分 人民幣千元
		Structured deposits classified as financial asset at FVTPL RMB'000	Unlisted debt and equity investment as financial assets at FVTPL RMB'000	Bond receivables classified as financial assets measured at FVTPL RMB'000	Convertible note classified as financial assets mandatorily measured at FVTPL RMB'000	Investment in limited partnership classified as financial assets measured at FVTPL RMB'000	Financial liabilities at FVTPL arising from a controlled limited partnership RMB'000
於2020年1月1日 (經審計)	At 1 January 2020 (audited)	809,000	300,000	211,164	21,760	13,715	-
添置	Addition	508,000	-	-	-	107,254	(32,560)
出售/結算	Disposal/Settlement	(809,000)	-	(155,669)	-	-	-
已收利息	Interest Received	(5,496)	(5,739)	(17,464)	-	-	-
於損益內確認的收益 (虧損) 總額	Total gain (loss) recognised in profit or loss	5,496	5,739	5,862	2,020	(373)	2
於2020年6月30日 (未經審計)	At 30 June 2020 (unaudited)	508,000	300,000	43,893	23,780	120,596	(32,558)

期間收益或虧損總額包括於各報告期末強制按公允價值計量並計入損益的金融資產有關的未實現收益人民幣175,704,000元 (截至2020年6月30日止六個月: 人民幣2,290,000元)。相關公允價值收益或虧損計入「其他收益及虧損」。

本公司董事認為, 於簡明綜合財務報表中按攤銷成本列賬的金融資產及金融負債賬面值與其公允價值相若, 但本集團優先票據及可換股票據的債務部份 (其公允價值分別披露於附註17A(ii)及附註17B) 除外。

20. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (Continued)

Fair value of the Group's financial assets and financial liability that are measured at fair value on a recurring basis (Continued)

Reconciliation of Level 3 fair value measurements of financial assets and a financial liability (Continued)

As at 30 June 2020 (unaudited)

		分類為按公允價值計量並計入損益的金融資產的應收債券 人民幣千元	分類為按公允價值計量並計入損益的金融資產的有限合夥投資 人民幣千元	分類為按公允價值計量並計入其他全面收益的應收款項 人民幣千元	可換股票據衍生工具部分 人民幣千元
		Structured deposits classified as financial asset at FVTPL RMB'000	Unlisted debt and equity investment as financial assets at FVTPL RMB'000	Bond receivables classified as financial assets measured at FVTPL RMB'000	Convertible note classified as financial assets mandatorily measured at FVTPL RMB'000
於2020年1月1日 (經審計)	At 1 January 2020 (audited)	809,000	300,000	211,164	21,760
添置	Addition	508,000	-	-	-
出售/結算	Disposal/Settlement	(809,000)	-	(155,669)	-
已收利息	Interest Received	(5,496)	(5,739)	(17,464)	-
於損益內確認的收益 (虧損) 總額	Total gain (loss) recognised in profit or loss	5,496	5,739	5,862	2,020
於2020年6月30日 (未經審計)	At 30 June 2020 (unaudited)	508,000	300,000	43,893	23,780

The total gains or losses for the period included an unrealised gain of RMB175,704,000 (six months ended 30 June 2020: RMB2,290,000) relating to financial assets mandatorily measured at FVTPL at the end of each reporting period. Such fair value gains or losses are included in "other gains and losses".

The directors of the Company consider that the carrying amounts of financial assets and financial liabilities, except for the Group's senior notes and debt component of Convertible Note of which their fair values are disclosed in notes 17A(ii) and 17B, respectively, recorded at amortised cost in the condensed consolidated financial statements approximate their fair values.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

21. 透過收購附屬公司收購資產

截至2020年6月30日止六個月，本集團完成以下透過收購附屬公司以資產收購形式入賬的交易（該等已收購資產不符合業務的定義）：

- (i) 於2020年6月22日，本集團以總對價人民幣660,000,000元自獨立第三方收購上海灣居投資合夥企業（有限合夥）（「上海灣居」）（即持有灣居物業的實體）100%股權。上海灣居的主要資產為灣居物業。
- (ii) 於2020年3月31日，本集團以總對價人民幣84,920,000元自易居（中國）企業管理集團有限公司（「易居管理」）收購上海尚林物業管理有限公司（「尚林」）100%股權。尚林的主要資產為位於中國上海的租賃物業。

* 英文名稱僅供識別。

21. ACQUISITION OF ASSETS THROUGH ACQUISITION OF SUBSIDIARIES

During the six months ended 30 June 2020, the Group completed the following transactions accounted for as acquisition of assets through acquisition of subsidiaries as these assets acquired do not meet the definition of a business:

- (i) On 22 June 2020, the Group acquired 100% equity interest of Shanghai Wanju Investment Partnership Enterprise (Limited Partnership)* 上海灣居投資合夥企業（有限合夥）（“Shanghai Wanju”），the holding entity of the Wanju Property, for an aggregate consideration of RMB660,000,000 from independent third parties. Shanghai Wanju’s major asset is the Wanju Property.
- (ii) On 31 March 2020, the Group acquired 100% equity interest of Shanghai Shanglin Property Management Co., Ltd.* 上海尚林物業管理有限公司（“Shanglin”）for an aggregate consideration of RMB84,920,000 from E-House (China) Enterprise Management Group Limited* 易居（中國）企業管理集團有限公司（“E-House Management”）。Shanglin’s major asset is the leased property located in Shanghai, the PRC.

* English name is for identification purpose only.

簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

21. 透過收購附屬公司收購資產 (續)

於交易中確認的資產及負債的公允價值如下：

21. ACQUISITION OF ASSETS THROUGH ACQUISITION OF SUBSIDIARIES (Continued)

The fair value of the assets and liabilities recognised in the transactions were as follows:

		灣居物業 人民幣千元 Wanju Property RMB'000	尚林 人民幣千元 Shanglin RMB'000	總計 人民幣千元 Total RMB'000
非流動資產	Non-current assets			
物業及設備	Property and equipment	6	148,144	148,150
投資物業	Investment properties	663,528	–	663,528
使用權資產	Right-of-use assets	–	99,285	99,285
其他非流動資產	Other non-current assets	72	–	72
		663,606	247,429	911,035
流動資產	Current assets			
銀行結餘及現金	Bank balances and cash	252	36	288
其他應收款項	Other receivables	–	3,771	3,771
可收回稅項	Tax recoverable	4,231	2,186	6,417
		4,483	5,993	10,476
流動負債	Current liabilities			
其他應付款項	Other payables	(3,539)	(648)	(4,187)
應付關聯方款項	Amounts due to related parties	(4,550)	(36,696)	(41,246)
應付本集團款項	Amounts due to the Group	–	(110,764)	(110,764)
租賃負債	Lease liabilities	–	(3,182)	(3,182)
		(8,089)	(151,290)	(159,379)
非流動負債	Non-current liability			
租賃負債	Lease liabilities	–	(17,212)	(17,212)
所收購資產淨值	Net assets acquired	660,000	84,920	744,920

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

21. 透過收購附屬公司收購資產(續)

21. ACQUISITION OF ASSETS THROUGH ACQUISITION OF SUBSIDIARIES (Continued)

		灣居物業 人民幣千元 Wanju Property RMB'000	尚林 人民幣千元 Shanglin RMB'000	總計 人民幣千元 Total RMB'000
由以下方式支付：	Satisfied by:			
現金對價	Cash consideration	100	84,920	85,020
結清上海灣居承債 金額付款(定義見 2020年度報告)	Payment to settle Shanghai Wanju Debt Assumption Amount (as defined in 2020 annual report)	659,900	–	659,900
		660,000	84,920	744,920
於收購時產生的 現金流出淨額	Net cash outflow arising on acquisitions			
現金對價	Cash consideration	(100)	(84,920)	(85,020)
結清上海灣居承債 金額付款(定義見 2020年度報告)	Payment to settle Shanghai Wanju Debt Assumption Amount (as defined in 2020 annual report)	(659,900)	–	(659,900)
加：計入應收關聯方款項的 收購之誠意金	Add: earnest deposit for acquisition included in amounts due from related parties	–	740	740
加：已收購銀行結餘及現金	Add: bank balances and cash acquired	252	36	288
		(659,748)	(84,144)	(743,892)

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

22. 收購附屬公司

截至2021年6月30日止六個月

於2021年5月30日，本集團以總對價人民幣300,000,000元收購上海添璣網絡服務有限公司（「添璣網絡」）100%股權。該收購已採用收購法作為收購業務入賬。添璣網絡為一家專注於中國房地產行業線上網絡及數據分析服務的技術服務商。

已轉讓對價

		人民幣千元 RMB'000
現金	Cash	61,675
承債(附註)	Debt assumption (note)	238,325
		300,000

附註：

於2021年4月27日，本集團與持有添璣網絡的實體的股東訂立收購協議，據此，本集團將收購添璣網絡的全部股權，對價為人民幣300,000,000元。對價包括本集團將承擔添璣網絡持有的負債人民幣238,325,000元。

* 英文名稱僅供識別。

22. ACQUISITION OF SUBSIDIARIES

For the six months ended 30 June 2021

On 30 May 2021, the Group acquired 100% equity interest of Shanghai Tianji Network Service Co., Ltd.* (上海添璣網絡服務有限公司) ("Tianji Network") for an aggregate consideration of RMB300,000,000. The acquisition has been accounted for as an acquisition of business using the acquisition method. Tianji Network is a technology services provider that specialises in online networks and data analytical services in the real estate industry in China.

Consideration transferred

NOTE:

On 27 April 2021, the Group and the shareholders of the entity holding Tianji Network entered into an acquisition agreement pursuant to which the Group will acquire the entire equity interest of Tianji Network at a consideration of RMB300,000,000. Included in the consideration, the Group will assume a liability of RMB238,325,000 held by Tianji Network.

* English name is for identification purpose only.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

22. 收購附屬公司(續)

截至2021年6月30日止六個月
(續)

於收購添璣網絡日期確認的可識別
資產及負債的公允價值：

22. ACQUISITION OF SUBSIDIARIES (Continued)

For the six months ended 30 June 2021 (Continued)

The fair value of identifiable assets and liabilities
recognised at the date of acquisition of Tianji Network:

		人民幣千元 RMB'000
非流動資產	Non-current assets	
物業及設備	Property and equipment	8,473
無形資產	Intangible assets	334,219
於聯營公司投資	Investments in associates	6,189
		348,881
流動資產	Current assets	
銀行結餘及現金	Bank balances and cash	1,861
按公允價值計量並計入其他全面收益的應收款項	Receivables at FVTOCI	65
其他應收款項	Other receivables	2,165
應收關聯方款項	Amounts due from related parties	1,065
		5,156
流動負債	Current liabilities	
應付賬款及其他應付款項	Accounts and other payables	2,554
應計職工薪酬及福利開支	Accrued payroll and welfare expenses	9,000
應付稅項	Tax payables	509
應付本集團款項	Amounts due to the Group	33,695
應付關聯方款項	Amounts due to related parties	1,954
		47,712
非流動負債	Non-current liability	
遞延稅項負債	Deferred tax liability	83,545
所收購資產淨值	Net assets acquired	222,780

簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

22. 收購附屬公司 (續)

截至2021年6月30日止六個月 (續)

收購添璣網絡產生的視作資本分派

		人民幣千元 RMB'000
已轉讓對價	Consideration transferred	300,000
減：所收購可識別資產淨值的已確認金額(100%)	Less: recognised amount of identifiable net assets acquired (100%)	(222,780)
收購添璣網絡產生的視作資本分派 (附註i)	Deemed capital distribution arising from acquisition of Tianji Network (note i)	77,220

附註：

(i) 由於收購添璣網絡的賣方皆為受周忻先生(本公司的主席、執行董事兼主要股東)所控制的關聯方，因此所轉讓對價超出所收購可識別資產淨值的已確認金額部分作為周忻先生的聯屬公司的視作資本分派入賬，並自其他儲備扣除。

於收購添璣網絡時產生的現金流出淨額

		人民幣千元 RMB'000
對價	Consideration	(300,000)
加：承債	Add: debt assumption	238,325
加：已收購銀行結餘及現金	Add: bank balances and cash acquired	1,861
		(59,814)

22. ACQUISITION OF SUBSIDIARIES (Continued)

For the six months ended 30 June 2021 (Continued)

Deemed capital distribution arising from acquisition of Tianji Network

NOTE:

(i) As the vendors of the acquisition of Tianji Network are related parties which is controlled by Mr. Zhou Xin, the chairman, executive director and substantial shareholder of the Company, the excess of consideration transferred over the recognised amount of identifiable net assets acquired are accounted for as deemed capital distribution to Mr. Zhou Xin's affiliates and debited to other reserves, accordingly.

Net cash outflows arising on acquisition of Tianji Network

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

22. 收購附屬公司 (續)

截至2021年6月30日止六個月 (續)

收購對本集團業績的影響

產生自添璣網絡額外業務的虧損人民幣14,297,000元計入中期期間利潤。中期期間收入包括來自添璣網絡的人民幣19,000元。

倘收購添璣網絡已於2021年1月1日完成，則本集團來自持續經營業務的中期期間收入將為人民幣6,249,725,000元，而來自持續經營業務的中期期間虧損金額將為人民幣1,608,497,000元。備考資料僅供說明之用，並非旨在反映倘收購事項於2020年1月1日完成，則本集團實際已取得的收入及經營業績，亦不旨在預測未來業績。

於釐定本集團在添璣網絡已於本中期期初收購的情況下的「備考」收入及利潤時，本公司董事根據收購日期已確認的金額計算有關物業及設備以及無形資產的折舊及攤銷。

22. ACQUISITION OF SUBSIDIARIES (Continued)

For the six months ended 30 June 2021 (Continued)

Impact of acquisition on the results of the Group

Included in the profit for the interim period is loss of RMB14,297,000 attributable to the additional business generated by Tianji Network. Revenue for the interim period includes RMB19,000 generated from Tianji Network.

Had the acquisition of Tianji Network been completed on 1 January 2021, revenue for the interim period of the Group from continuing operations would have been RMB6,249,725,000, and the amount of loss for the interim period from continuing operations would have been RMB1,608,497,000. The pro-forma information is for illustrative purposes only and is not necessarily an indication of revenue and results of operations of the Group that actually would have been achieved had the acquisition been completed on 1 January 2021, nor is it intended to be a projection of future results.

In determining the 'pro-forma' revenue and profit of the Group had Tianji Network been acquired at the beginning of the current interim period, the directors of the Company calculated depreciation and amortisation of property and equipment and intangible assets based on the recognised amounts at the date of the acquisition.

簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

22. 收購附屬公司 (續)

截至2020年6月30日止六個月

本集團完成下列收購交易：

- (i) 於2020年3月31日，本集團以總對價人民幣51,000,000元自本集團關聯方上海方加資訊技術有限公司收購上海房教資訊技術有限公司(「上海房教」)的全部股權。上海房教主要從事提供高端專業培訓服務，尤其是房地產相關行業。
- (ii) 於2020年3月31日，本集團以總對價人民幣199,260,000元自易居管理收購上海尚友物業管理有限公司(「尚友」)的全部股權。尚友主要從事提供物業管理服務、物業管理諮詢服務及會議服務。

已轉讓對價

		上海房教 人民幣千元 Shanghai Fangjiao RMB'000	尚友 人民幣千元 Shangyou RMB'000	總計 人民幣千元 Total RMB'000
現金	Cash	51,000	199,260	250,260

* 英文名稱僅供識別。

22. ACQUISITION OF SUBSIDIARIES (Continued)

For the six months ended 30 June 2020

The Group completed the following acquisition transactions:

- (i) On 31 March 2020, the Group acquired the entire equity interest of Shanghai Fangjiao Information Technology Co, Ltd * (上海房教資訊技術有限公司) ("Shanghai Fangjiao") for an aggregate consideration of RMB51,000,000 from Shanghai Fangjiao Information Technique Co, Ltd. * (上海方加資訊技術有限公司), a related party to the Group. Shanghai Fangjiao is principally engaged in providing high-end professional training services, particularly in the real estate related industries.
- (ii) On 31 March 2020, the Group acquired the entire equity interest of Shanghai Shangyou Property Management Co. Ltd.* (上海尚友物業管理有限公司) ("Shangyou") for an aggregate consideration of RMB199,260,000 from E-House Management. Shangyou is principally engaged in providing property management services, property management consulting services and conference services.

Consideration transferred

* English name is for identification purpose only.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

22. 收購附屬公司(續)

22. ACQUISITION OF SUBSIDIARIES (Continued)

截至2020年6月30日止六個月
(續)

For the six months ended 30 June 2020 (Continued)

於收購日期確認的可識別資產及負債的公允價值

The fair value of identifiable assets and liabilities recognised at the date of acquisition

		上海房教 人民幣千元 Shanghai Fangjiao RMB'000	尚友 人民幣千元 Shangyou RMB'000	總計 人民幣千元 Total RMB'000
非流動資產	Non-current assets			
物業及設備	Property and equipment	83	174	257
使用權資產	Right-of-use assets	–	183,000	183,000
無形資產	Intangible assets	60,200	–	60,200
其他非流動資產	Others non-current assets	1,100	4,448	5,548
		61,383	187,622	249,005
流動資產	Current assets			
銀行結餘及現金	Bank balances and cash	12,300	20,204	32,504
應收賬款及其他應收款項	Accounts and other receivables	4,960	34,632	39,592
可收回稅項	Tax recoverable	–	743	743
應收關聯方款項	Amounts due from related parties	6,379	18,948	25,327
		23,639	74,527	98,166
流動負債	Current liabilities			
應付賬款及其他應付款項	Accounts and other payables	17,957	7,366	25,323
合約負債	Contract liabilities	5,667	–	5,667
應計職工薪酬及福利開支	Accrued payroll and welfare expenses	626	–	626
應付稅項	Tax payables	77	–	77
應付關聯方款項	Amounts due to related parties	26,278	16,529	42,807
租賃負債	Lease liabilities	–	7,386	7,386
		50,605	31,281	81,886
非流動負債	Non-current liabilities			
租賃負債	Lease liabilities	–	35,226	35,226
遞延稅項負債	Deferred tax liabilities	15,050	35,902	50,952
		15,050	71,128	86,178
所收購資產淨值	Net assets acquired	19,367	159,740	179,107

簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

22. 收購附屬公司(續)

22. ACQUISITION OF SUBSIDIARIES (Continued)

截至2020年6月30日止六個月(續)

For the six months ended 30 June 2020 (Continued)

收購附屬公司產生的視作資本分派

Deemed capital distribution arising from acquisition of subsidiaries

		上海房教 人民幣千元 Shanghai Fangjiao RMB'000	尚友 人民幣千元 Shangyou RMB'000	總計 人民幣千元 Total RMB'000
已轉讓對價	Consideration transferred	51,000	199,260	250,260
減：所收購可識別資產淨值的已確認金額(100%)	Less: recognised amount of identifiable net assets acquired (100%)	(19,367)	(159,740)	(179,107)
收購附屬公司產生的視作資本分派(附註i)	Deemed capital distribution arising from acquisition of subsidiaries (note i)	31,633	39,520	71,153

附註：

NOTE:

- (i) 由於收購上海房教及尚友的賣方均為受周忻先生(本公司的主席、執行董事及主要股東)所控制的關聯方，因此所轉讓對價超出所收購可識別資產淨值的已確認金額部分作為周忻先生的聯屬公司的視作資本分派入賬，並自其他儲備扣除。

- (i) As both the vendors of the acquisition of Shanghai Fangjiao and Shangyou are related parties which are controlled by Mr. Zhou Xin, the chairman, executive director and substantial shareholder of the Company, the excess of consideration transferred over the recognised amount of identifiable net assets acquired are accounted for as deemed capital distribution to Mr. Zhou Xin's affiliates and debited to other reserves, accordingly.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

22. 收購附屬公司(續)

截至2020年6月30日止六個月(續)

於收購時產生的現金(流出)流入淨額

22. ACQUISITION OF SUBSIDIARIES (Continued)

For the six months ended 30 June 2020 (Continued)

Net cash (outflows) inflow arising on acquisition

		上海房教 人民幣千元 Shanghai Fangjiao RMB'000	尚友 人民幣千元 Shangyou RMB'000	總計 人民幣千元 Total RMB'000
對價	Consideration	(51,000)	(199,260)	(250,260)
減：包括應收關聯方款項的預付款項	Less: prepayment included in amounts due from related parties	-	199,260	199,260
加：獲豁免的應付關聯方款項(附註ii)	Add: amounts due to related parties waived (note ii)	35,700	-	35,700
加：已收購銀行結餘及現金	Add: bank balances and cash acquired	12,300	20,204	32,504
		(3,000)	20,204	17,204

附註：

(ii) 根據本集團、上海樓煜企業管理有限公司(本集團附屬公司)及上海方加的雙方協議，本集團同意於收購日期豁免應收上海房教款項人民幣35,700,000元，作為收購上海房教對價結算安排的一部分。

NOTE:

(ii) Pursuant to the mutual agreement between the Group, Shanghai Louyu Enterprise Management Co., Ltd.* (上海樓煜企業管理有限公司), a subsidiary of the Group, and Shanghai Fangjia, the Group agreed to waive the amount due from Shanghai Fangjiao in the amount of RMB35,700,000 at the acquisition date as part of the settlement arrangement for the consideration for the acquisition of Shanghai Fangjiao.

* 英文名稱僅供識別。

* English name is for identification purpose only.

簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

22. 收購附屬公司 (續)

截至2020年6月30日止六個月 (續)

收購對本集團業績的影響

產生自上海房教的虧損人民幣1,849,000元及產生自尚友的利潤人民幣2,032,000元計入中期期間的利潤。中期期間收入包括上海房教及尚友貢獻的人民幣1,000元及人民幣4,075,000元。

倘收購上海房教及尚友於中期期初已落實，則本集團於截至2020年6月30日止六個月來自持續經營業務的收入總額將為人民幣2,850,380,000元及人民幣2,849,151,000元，而中期期間來自持續經營業務的利潤金額將為人民幣103,449,000元及人民幣107,042,000元。備考資料僅供說明之用，並非旨在反映倘收購事項於中期期初完成，則本集團實際已取得的收入及經營業績，亦不旨在預測未來業績。

於釐定本集團在上海房教及尚友已於中期期初收購的情況下的「備考」收入及利潤時，本公司董事根據收購日期已確認的金額計算有關物業及設備、使用權資產及無形資產的折舊及攤銷。

22. ACQUISITION OF SUBSIDIARIES (Continued)

For the six months ended 30 June 2020 (Continued)

Impact of acquisition on the results of the Group

Included in the profit for the interim period is loss of RMB1,849,000 attributable to Shanghai Fangjiao and profit of RMB2,032,000 attributable to Shangyou. Revenue for the interim period includes RMB1,000 and RMB4,075,000 attributable to Shanghai Fangjiao and Shangyou.

Had the acquisition of Shanghai Fangjiao and Shangyou been effected at the beginning of the interim period, the total amount of revenue of the Group from continuing operations for the six months ended 30 June 2020 would have been RMB2,850,380,000 and RMB2,849,151,000, and the amount of the profit for the interim period from continuing operations would have been RMB103,449,000 and RMB107,042,000. The proforma information is for illustrative purposes only and is not necessarily an indication of revenue and results of operations of the Group that actually would have been achieved had the acquisition been completed at the beginning of the interim period, nor is it intended to be a projection of future results.

In determining the “pro-forma” revenue and profit of the Group had Shanghai Fangjiao and Shangyou been acquired at the beginning of the interim period, the directors of the Company calculated depreciation and amortisation of property and equipment, right-of-use assets and intangible assets based on the recognised amounts at the date of the acquisition.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

23. 關聯方披露

(a) 關聯方交易

交易關聯方：
中國恒大集團有限公司的聯屬公司
萬科企業股份有限公司的聯屬公司
碧桂園控股有限公司的聯屬公司
阿里巴巴集團控股有限公司的聯屬公司
華僑城(亞洲)控股有限公司的聯屬公司
蘇州微點商務信息諮詢有限公司
易居(中國)企業管理集團有限公司
北京易傑優企業管理諮詢有限公司
上海太德文化傳播有限公司
中國房產信息集團
亦可網絡科技(上海)有限公司
北京新浪互聯信息服務有限公司
北京微夢創科網絡技術有限公司
北京新浪廣告有限公司
北京騰訊文化傳媒有限公司

23. RELATED PARTY DISCLOSURES

(a) Related party transactions

Related parties with transactions:	關係 Relationship
China Evergrande Group's affiliates (中國恒大集團有限公司的聯屬公司)	附註i Note i
China Vanke Co., Ltd's affiliates (萬科企業股份有限公司的聯屬公司)	附註i Note i
Country Garden Holdings Company Limited's affiliates (碧桂園控股有限公司的聯屬公司)	附註i Note i
Alibaba Group Holding Limited's affiliates (阿里巴巴集團控股有限公司的聯屬公司)	附註i Note i
Overseas Chinese Town (Asia) Holding Limited's affiliates (華僑城(亞洲)控股有限公司的聯屬公司)	附註i Note i
Suzhou Weidian Business Information Consulting Co., Ltd.* (蘇州微點商務信息諮詢有限公司)	附註i Note i
E-House Management (易居(中國)企業管理集團有限公司)	附註i Note i
Beijing EJU (北京易傑優企業管理諮詢有限公司)	附註i Note i
Shanghai Ted Culture Communication Co., Ltd.* (上海太德文化傳播有限公司)	附註i Note i
China Real Estate Information Corporation* (中國房產信息集團)	附註i Note i
Yike Internet Technology (Shanghai) Co., Ltd.* (亦可網絡科技(上海)有限公司)	附註i Note i
Beijing Sina Internet Information Service Co., Ltd.* (北京新浪互聯信息服務有限公司)	附註i Note i
Beijing Weimengchuangke Network Technology Co., Ltd.* (北京微夢創科網絡技術有限公司)	附註i Note i
Beijing Sina Advertising Co., Ltd.* (北京新浪廣告有限公司)	附註i Note i
Beijing Tencent culture media Co., Ltd.* (北京騰訊文化傳媒有限公司)	附註i Note i

* 英文名稱僅供識別。

* English name is for identification purpose only.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

23. 關聯方披露 (續)

23. RELATED PARTY DISCLOSURES (Continued)

(a) 關聯方交易 (續)

(a) Related party transactions (Continued)

交易關聯方：	Related parties with transactions:	關係 Relationship
克爾瑞商業地產信息有限公司	CRIC Commercial Information Co. Ltd.* (克爾瑞商業地產信息有限公司)	附註 i Note i
易居中國控股有限公司	E-House (China) Holdings Co., Ltd.* (易居中國控股有限公司)	附註 i Note i
上海帷米商務信息諮詢有限公司	Shanghai Weimi Business Information Consulting Co., Ltd.* (上海帷米商務信息諮詢有限公司)	附註 i Note i
上海熠聚信息科技有限公司	Shanghai Yiju Information Technology Co., Ltd.* (上海熠聚信息科技有限公司)	附註 i Note i
易優健康管理(上海)有限公司	Yiyou health management (Shanghai) Co., Ltd.* (易優健康管理(上海)有限公司)	附註 i Note i
壹家易(上海)網路科技有限公司	Yijia (Shanghai) Network Technology Co., Ltd.* (壹家易(上海)網路科技有限公司)	附註 i、ii Note i, ii
北京中物研協資訊科技有限公司	Beijing Zhongwu Yanxie Information Technology Co., Ltd.* (北京中物研協資訊科技有限公司)	附註 i Note i
上海添璣網絡服務有限公司	Shanghai Tianji Network Service Co., Ltd.* (上海添璣網絡服務有限公司)	附註 i、ii Note i, ii
上海寶庫資訊技術有限公司	Shanghai Baoku Information Technology Co., Ltd.* (上海寶庫資訊技術有限公司)	附註 i Note i
上海簡家資訊技術有限公司	Shanghai Jianjia Information Technology Co., Ltd.* (上海簡家資訊技術有限公司)	附註 i、ii Note i, ii
上海向陽院企業管理有限公司	Shanghai Xiangyangyuan Enterprise Management Co., Ltd.* (上海向陽院企業管理有限公司)	附註 i Note i
上海易房軟體技術有限公司	Shanghai Yifang Software Technology Co., Ltd.* (上海易房軟體技術有限公司)	附註 i Note i
杭州帷惠資訊科技有限公司	Hangzhou Yinghui Information Technology Co., Ltd.* (杭州帷惠資訊科技有限公司)	附註 i Note i
武漢中城易居行銷策劃有限公司	Wuhan Zhongcheng Yiju Marketing Planning Co., Ltd.* (武漢中城易居行銷策劃有限公司)	附註 iii Note iii

* 英文名稱僅供識別。

* English name is for identification purpose only.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

23. 關聯方披露 (續)

(a) 關聯方交易 (續)

除簡明綜合財務報表其他地方披露者外，本集團曾與其關聯方訂立下列交易。

(i) 代理收入及諮詢服務所得

代理收入

		截至以下日期止六個月 Six months ended	
		2021年6月30日 人民幣千元 (未經審計) 30 June 2021 RMB'000 (unaudited)	2020年6月30日 人民幣千元 (未經審計) 30 June 2020 RMB'000 (unaudited)
附註i	Note i	1,005,912	1,216,329

諮詢服務

		截至以下日期止六個月 Six months ended	
		2021年6月30日 人民幣千元 (未經審計) 30 June 2021 RMB'000 (unaudited)	2020年6月30日 人民幣千元 (未經審計) 30 June 2020 RMB'000 (unaudited)
附註i	Note i	14,987	3,995

23. RELATED PARTY DISCLOSURES (Continued)

(a) Related party transactions (Continued)

Saved as disclosed elsewhere in the condensed consolidated financial statements, the Group entered into the following transactions with its related parties.

(i) Agency revenue and consulting service earned

Agency revenue

Consulting service

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

23. 關聯方披露 (續)

**23. RELATED PARTY DISCLOSURES
(Continued)**

(a) 關聯方交易 (續)

(a) Related party transactions (Continued)

(ii) 所產生服務成本 (主要包括員工培訓及發展成本)

(ii) Service cost incurred (including mainly staff training and development cost)

		截至6月30日止六個月 Six months ended 30 June	
		2021年 人民幣千元 (未經審計) 2021 RMB'000 (unaudited)	2020年 人民幣千元 (未經審計) 2020 RMB'000 (unaudited)
附註i	Note i	2,273	1,113

(iii) 租金開支

(iii) Rental expenses

		截至6月30日止六個月 Six months ended 30 June	
		2021年 人民幣千元 (未經審計) 2021 RMB'000 (unaudited)	2020年 人民幣千元 (未經審計) 2020 RMB'000 (unaudited)
附註i	Note i	24,753	1,891

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

23. 關聯方披露 (續)

(a) 關聯方交易 (續)

(iv) 租賃負債的利息開支

23. RELATED PARTY DISCLOSURES (Continued)

(a) Related party transactions (Continued)

(iv) Interest expenses on lease liabilities

		截至6月30日止六個月 Six months ended 30 June	
		2021年 人民幣千元 (未經審計)	2020年 人民幣千元 (未經審計)
		2021 RMB'000 (unaudited)	2020 RMB'000 (unaudited)
附註i	Note i	35	1,438

附註：

- (i) 本公司股東控制的實體，其對本公司實施重大影響力。
- (ii) 於截至2021年6月30日止期間完成收購該等實體後（詳情載於附註22），該等實體成為本公司的附屬公司，並不再為本集團的關聯方。
- (iii) 該實體為本集團的聯營公司。

NOTES:

- (i) Entities controlled by shareholders of the Company which exercises significant influence over the Company.
- (ii) Upon the completion of acquisition of these entities during the period ended 30 June 2021 as detailed in note 22, these entities became subsidiaries of the Company and ceased to be related parties of the Group.
- (iii) The entity is an associate of the Group.

簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

23. 關聯方披露 (續)

(b) 關聯方結餘

本集團與關聯方的尚未償還結餘詳情載於附註12及13。於2020年12月31日，應付關聯方之租賃負債為人民幣16,525,000元。於2021年6月30日，概無應付關聯方之租賃負債。

(c) 易居管理及北京易傑優的託收代理安排

業務轉讓完成後(詳情載於本公司日期為2018年7月10日的招股章程)，易居管理及北京易傑優已就該等未完成一手房代理合約作為代表本集團的託收代理人。

(d) 主要管理人員補償

於期內主要管理人員(指本公司董事及本集團主要執行人員)的薪酬如下：

23. RELATED PARTY DISCLOSURES (Continued)

(b) Related party balances

Details of the Group's outstanding balances with related parties are set out in notes 12 and 13. As at 31 December 2020, included in lease liabilities amounted to RMB16,525,000 were due to related parties. As at 30 June 2021, there were no lease liabilities due to related parties.

(c) Collection agency arrangement with E-House Management and Beijing EJU

Subsequent to the completion of the Business Transfer (as detailed in the prospectus of the Company dated 10 July 2018), E-House Management and Beijing EJU, had acted as a collection agent on behalf of the Group in respect of those incomplete primary real estate agency contracts.

(d) Compensation of key management personnel

The remuneration of key management personnel which represents the directors of the Company and key executives of the Group during the period was as follows:

		截至6月30日止六個月 Six months ended 30 June	
		2021年 人民幣千元 2021 RMB'000	2020年 人民幣千元 2020 RMB'000
薪金、花紅及其他津貼	Salaries, bonus and other allowances	9,365	10,186
退休福利計劃供款	Retirement benefit scheme contributions	335	235
以股權結算的股份付款開支	Equity-settled share-based payment expenses	6,624	20,870
		16,324	31,291

董事及主要執行人員的薪酬根據個人表現和市場趨勢確定。

The remuneration of directors and key executives is determined having regard to the performance of individuals and market trends.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

24. 資本承擔

24. CAPITAL COMMITMENT

	於2021年6月30日 人民幣千元 (未經審計) At 30 June 2021 RMB'000 (unaudited)	於2020年12月31日 人民幣千元 (經審計) At 31 December 2020 RMB'000 (audited)
已訂約但未撥備： 物業及設備	Contracted but not provided for: Property and equipment	
	68,324	72,674

25. 其他重大事件及交易

25. OTHER SIGNIFICANT EVENTS AND TRANSACTIONS

除簡明綜合財務報表其他章節所披露者外，以下事件於本中期間發生：

於2021年4月28日，本公司就下列交易訂立若干協議。交易詳情載於本公司2021年4月28日於聯交所網站刊發的公告。

(1) 收購TM Home Limited （「合資企業」）85%權益

於2021年4月28日，本公司與Alibaba Investment訂立合資企業收購協議，據此，本公司同意購買及促使房友信息技術控股有限公司（「房友」）（作為受讓人）接收，而Alibaba Investment同意出售合資企業85%股權（合資企業的其餘15%股權已由本公司通過房友間接持有），對價為1,860百萬港元，將通過易居向Alibaba Investment配發及發行248,000,000股合資企業對價股份（分別相等於2021年4月28日該公告日期及完成股份認購事項及合資企業收購事項後本公司已發行股本之14.18%及10.65%）償付。於合資企業收購完成後，合資企業將成為本公司的全資附屬公司，其財務業績將併入本公司賬目。

Save as disclosed elsewhere in the condensed consolidated financial statements, the following events took place in the current interim period:

On 28 April 2021, the Company entered into a number of agreements for the following transactions. Details of the transactions are set out in the Company's announcement published on the website of the Stock Exchange on 28 April 2021.

(1) Acquisition of 85% Interest in the TM Home Limited (the "JV")

On 28 April 2021, the Company and Alibaba Investment entered into the JV Acquisition Agreement pursuant to which the Company agreed to purchase and to procure Fangyou Information Technology Holdings Limited ("Fangyou") to receive (as transferee), and Alibaba Investment agreed to sell, an 85% equity interest in the JV (the remaining 15% equity interest in the JV is already indirectly held by the Company through Fangyou) for a consideration of HK\$1,860 million, which shall be settled by way of the allotment and issue of the 248,000,000 JV Consideration Shares (representing 14.18% and 10.65% of the issued share capital of the Company as of the date of the announcement on 28 April 2021 and upon completion of the Share Subscriptions and the JV Acquisition, respectively) by E-House to Alibaba Investment. Upon completion of the JV Acquisition, the JV will become a wholly-owned subsidiary, and its financial results will be consolidated into the accounts, of the Company.

簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

25. 其他重大事件及交易 (續)

(2) 淘寶中國控股有限公司 （「淘寶中國」）認購股份

於2021年4月28日，本公司（作為發行人）與淘寶中國（作為認購人）訂立阿里巴巴認購協議，以配發及發行132,000,000股認購股份（分別相等於該公告日期及完成股份認購事項及合資企業收購事項後本公司已發行股本之7.55%及5.67%），認購價為每股認購股份7.50港元，總認購價為990百萬港元。

(3) 周氏附屬公司（易居（中國）控股有限公司，一間在開曼群島註冊成立的有限公司，由周先生全資擁有）認購股份

於2021年4月28日，本公司（作為發行人）與周氏附屬公司（作為認購人）訂立周氏認購協議，以配發及發行133,333,333股認購股份（分別相等於該公告日期及完成股份認購事項及合資企業收購事項後本公司已發行股本之7.62%及5.72%），認購價為每股認購股份7.50港元，總認購價約為1,000百萬港元。

(4) YF Ehouse Limited（「雲鋒」）認購股份

於2021年4月28日，本公司（作為發行人）與雲鋒（作為認購人）訂立雲鋒認購協議，以配發及發行66,666,667股認購股份（分別相等於該公告日期及完成股份認購事項及合資企業收購事項後本公司已發行股本之3.81%及2.86%），認購價為每股認購股份7.50港元，總認購價約為500百萬港元。

25. OTHER SIGNIFICANT EVENTS AND TRANSACTIONS (Continued)

(2) Subscription of Shares by Taobao China Holding Limited (“Taobao China”)

On 28 April 2021, the Company (as issuer) and Taobao China (as subscriber) entered into the Alibaba Subscription Agreement for the allotment and issue of 132,000,000 Subscription Shares (representing 7.55% and 5.67% of the issued share capital of the Company as of the date of the announcement and upon completion of the Share Subscriptions and the JV Acquisition, respectively) at the Subscription Price of HK\$7.50 per Subscription Share for a total subscription price of HK\$990 million.

(3) Subscription of Shares by Zhou Subsidiary (E-House (China) Holdings Limited, a company incorporated in the Cayman Islands with limited liability and wholly-owned by Mr. Zhou)

On 28 April 2021, the Company (as issuer) and the Zhou Subsidiary (as subscriber) entered into the Zhou Subscription Agreement for the allotment and issue of 133,333,333 Subscription Shares (representing 7.62% and 5.72% of the issued share capital of the Company as of the date of the announcement and upon completion of the Share Subscriptions and the JV Acquisition, respectively) at the Subscription Price of HK\$7.50 per Subscription Share for a total subscription price of approximately HK\$1,000 million.

(4) Subscription of Shares by YF Ehouse Limited (“Yunfeng”)

On 28 April 2021, the Company (as issuer) and Yunfeng (as subscriber) entered into the Yunfeng Subscription Agreement for the allotment and issue of 66,666,667 Subscription Shares (representing 3.81% and 2.86% of the issued share capital of the Company as of the date of the announcement and upon completion of the Share Subscriptions and the JV Acquisition, respectively) at the Subscription Price of HK\$7.50 per Subscription Share for a total subscription price of approximately HK\$500 million.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

25. 其他重大事件及交易 (續)

(5) 股東協議

本公司得悉，於完成股份認購事項及合資企業收購事項後，預計周氏方與淘寶中國將訂立股東協議，以(其中包括)在彼等所持本公司權益及本公司事務之若干方面規管彼此之關係。預計股東協議將載有與董事提名權、成立董事會戰略委員會、保留事項、不競爭承諾及交易限制等有關之條款。於該等交易完成後，淘寶中國在本公司已發行股本中實益擁有或以其他方式控制超過10%的權益，因此有權促使最多兩名非執行董事獲委任為董事會成員。在本公司發行的1,031,900,000港元於2023年到期的2%可換股票據附帶的兌換權獲悉數行使的情況下，由淘寶中國提名的另一名獨立非執行董事，須獲委任為董事會成員。

(6) 戰略合作

於2021年4月28日，本公司與阿里巴巴(中國)網絡技術有限公司(「阿里巴巴中國」)亦訂立戰略合作修訂協議，對先前合作協議的條款進行修訂及重述，據此，阿里巴巴中國同意致使向上海添璣好房電子商務有限公司(「添璣好房」，其為合資企業的間接全資附屬公司)授予一項獨家權利，以發展及運營天貓好房品牌的線上房地產營銷及交易服務平台，致使允許添璣好房使用天貓相關之知識產權權利，及致使為本公司提供技術、產品、數據及運營支持，以增強其數碼及線上營銷能力。本公司亦向阿里巴巴中國承諾，本公司將確保添璣好房遵守其在營銷和推廣服務協議項下的義務。

25. OTHER SIGNIFICANT EVENTS AND TRANSACTIONS (Continued)

(5) Shareholders' Agreement

The Company understands that the Zhou Parties and Taobao China are expected to enter into a Shareholders' Agreement upon the completion of the Share Subscriptions and JV Acquisition to, among other things, regulate their relationship with each other in respect of their interests in the Company and certain aspects of the affairs of the Company. The Shareholders' Agreement is expected to contain terms relating to director nomination rights, establishment of a Strategic Committee of the Board, reserved matters, non-compete undertakings and restrictions on dealings. After the transactions, Taobao China is beneficially interested in or otherwise control more than 10% of the issued share capital of the Company, so it has the right to appoint that a maximum of two non-executive directors to the Board. Subject further to the conversion right attached to the HK\$1,031,900,000 2% convertible note due 2023 issued by the Company having been exercised in full, one more independent non-executive director, nominated by Taobao China shall be appointed to the Board.

(6) Strategic Cooperation

On 28 April 2021, the Company and Alibaba (China) Network Technology Co., Ltd., ("Alibaba China") also entered into the Strategic Cooperation Amendment Agreement which amended and restated the terms of the Prior Cooperation Agreement and under which Alibaba China agreed to cause to be granted to Shanghai Tianji Haofang E-Commerce Co., Ltd. ("Tianji Haofang" (an indirectly wholly-owned subsidiary of the JV)) the exclusive right to develop and operate a Tmall Haofang (天貓好房) branded online real estate marketing and transaction service platform, to cause to be licensed to Tianji Haofang Tmall-related intellectual property rights, and to cause to be provided to the Company technical, product, data and operational support to enhance its digital and online marketing capabilities. The Company has also undertaken to Alibaba China that the Company will ensure that Tianji Haofang will comply with its obligations under the Marketing and Promotional Services Agreement.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

截至2021年6月30日止六個月 For the six months ended 30 June 2021

25. 其他重大事件及交易 (續)

(7) 營銷和推廣服務協議

合資企業の間接全資附屬公司添璣好房於2021年4月28日與浙江天貓網絡有限公司(「天貓網絡」)訂立一份框架協議，據此，合資企業同意自該框架協議訂立日期起三年的固定期間內，在天貓以及由阿里巴巴集團控股有限公司及其附屬公司以及併表聯屬實體運營的其他營銷平台上購買合計不少於人民幣10億元的營銷及其他推廣產品及服務。

本公司已將通函草稿及合資企業的估值報告草稿提交聯交所及執行人員以供彼等審閱。

25. OTHER SIGNIFICANT EVENTS AND TRANSACTIONS (Continued)

(7) Marketing and Promotional Services Agreement

Tianji Haofang, an indirect wholly-owned subsidiary of the JV, entered into a framework agreement with Zhejiang Tmall Network Co., Ltd. ("Tmall Network") on 28 April 2021, pursuant to which the JV agreed to purchase advertising and other promotional products and services on Tmall and other marketing platforms operated by the Alibaba Group Holding Limited and its subsidiaries and consolidated affiliated entities for no less than RMB1 billion in aggregate during a fixed period of three years starting from the date of such framework agreement.

The Company has submitted the draft circular and draft valuation report of the JV to the Stock Exchange and the Executive for their review.

釋義 DEFINITIONS

「阿里巴巴中國」 “Alibaba China”	阿里巴巴(中國)網絡技術有限公司，一家根據中國法律註冊成立的公司，並為阿里巴巴控股的間接全資附屬公司 Alibaba (China) Network Technology Co., Ltd., a company incorporated under the laws of the PRC and an indirectly wholly-owned subsidiary of Alibaba Holding
「阿里巴巴控股」 “Alibaba Holding”	阿里巴巴集團控股有限公司，一家於開曼群島註冊成立的公司，其美國存託股份(每股代表八股普通股)於紐約證券交易所上市(證券代碼：BABA)，其普通股於聯交所主板上市(股份代號：9988) Alibaba Group Holding Limited, a company incorporated in the Cayman Islands, with its American depositary shares, each representing eight ordinary shares, listed on the New York Stock Exchange (Stock symbol: BABA) and its ordinary shares listed on the Main Board of the Stock Exchange (stock code: 9988)
「阿里巴巴集團」 “Alibaba Group”	由阿里巴巴控股及其附屬公司組成之公司集團 the group of companies comprising Alibaba Holding and its subsidiaries
「Alibaba Investment」 “Alibaba Investment”	Alibaba Investment Limited，一家於英屬維爾京群島註冊成立的有限公司，為阿里巴巴控股的直接全資附屬公司 Alibaba Investment Limited, a company incorporated in the British Virgin Islands with limited liability and a directly wholly-owned subsidiary of Alibaba Holding
「董事會」 “Board”	本公司董事會 the board of directors of our Company
「英屬維爾京群島」 “BVI”	英屬維爾京群島 the British Virgin Islands
「《企業管治守則》」 “Corporate Governance Code”	載於《上市規則》附錄十四之《企業管治守則》及《企業管治報告》 the Corporate Governance Code and Corporate Governance Report set out in Appendix 14 to the Listing Rules
「中國」或「中國大陸」 “China”, “Mainland China” or “PRC”	中華人民共和國，除文義另有所指外，僅就本報告而言，不包括香港、中國澳門特別行政區及台灣。「中國人」應作相應解釋 the People’s Republic of China and, except where the context requires and only for the purpose of this report, excluding Hong Kong, the Macao Special Administrative Region of the PRC and Taiwan. “Chinese” shall be construed accordingly
「本公司」 “Company”, “our Company” or “the Company”	易居(中國)企業控股有限公司，一家於2010年2月22日根據開曼群島法律註冊成立的獲豁免有限公司 E-House (China) Enterprise Holdings Limited (易居(中國)企業控股有限公司), an exempted company with limited liability incorporated under the laws of the Cayman Islands on 22 February 2010

「《公司條例》」 “Companies Ordinance”	《公司條例》(香港法例第622章)，經不時修訂、補充或以其他方式修改 the Companies Ordinance (Chapter 622 of the Laws of Hong Kong), as amended, supplemented or otherwise modified from time to time
「控股股東」 “Controlling Shareholder(s)”	具有《上市規則》所賦予的涵義，除非文義另有所指，否則周先生及其所控制的實體，即On Chance、Jun Heng、易居控股、易居(中國)控股、中國房產信息集團及Regal Ace，周先生通過該等實體持有本公司的權益 has the meaning ascribed to it under the Listing Rules and unless the context otherwise requires, refers to Mr. Zhou and the entities controlled by him through which he holds his interest in our Company, namely, On Chance, Jun Heng, E-House Holdings, E-House (China) Holdings, CRE Corp and Regal Ace
「換股日期」 “Conversion Date”	發出行使換股權通知的日期 a date on which a notice is given for exercising the Conversion Rights
「可換股票據」 “Convertible Note”	本公司根據票據認購協議發行1,031,900,000港元將於2023年到期按2%計息的可換股票據 the HK\$1,031,900,000 2% convertible note due 2023 issued by the Company pursuant to the Note Subscription Agreement
「換股價」 “Conversion Price”	換股價每股換股股份10.37港元 the conversion price of HK\$10.37 per Conversion Share
「換股權」 “Conversion Right(s)”	可換股票據所附可根據票據認購協議之條款及條件將該可換股票據轉換為換股股份之權利 the entitlement attaching to the Convertible Note to convert such Convertible Note into Conversion Shares subject to the terms and conditions of the Note Subscription Agreement
「換股股份」 “Conversion Shares”	換股權獲行使後或會配發及發行之股份 the Shares which may fall to be allotted and issued upon exercise of the Conversion Rights
「中國房產信息集團」 “CRE Corp”	中國房產信息集團，一家於2008年8月21日在開曼群島註冊成立的有限公司，為主要股東之一 China Real Estate Information Corporation (中國房產信息集團), a company incorporated in the Cayman Islands with limited liability on 21 August 2008 and one of our substantial Shareholders
「董事」 “Director(s)”	本公司董事 the director(s) of our Company

釋義 DEFINITIONS

「易居(中國)控股」 “E-House (China) Holdings”	易居(中國)控股有限公司，一家於2004年8月27日在開曼群島註冊成立的有限公司，為主要股東之一 E-House (China) Holdings Limited (易居(中國)控股有限公司), a company incorporated in the Cayman Islands with limited liability on 27 August 2004 and one of our substantial Shareholders
「易居控股」 “E-House Holdings”	易居控股有限公司，一家於2015年7月31日在開曼群島註冊成立的有限公司，為主要股東之一 E-House Holdings Limited, a company incorporated in the Cayman Islands with limited liability on 31 July 2015 and one of our substantial Shareholders
「恒大」 “Evergrande”	中國恒大集團有限公司(前稱恒大地產集團有限公司)，一家於開曼群島註冊成立並在聯交所上市的有限公司，股份代號為3333 China Evergrande Group (中國恒大集團有限公司), (formerly known as Evergrande Real Estate Group Limited (恒大地產集團有限公司)), a company incorporated in the Cayman Islands with limited liability and listed on the Stock Exchange with stock code 3333
「房友」 “Fangyou”	房友信息技術控股有限公司，一家於英屬維爾京群島註冊成立的有限公司，為本公司的全資附屬公司 Fangyou Information Technology Holdings Limited (房友信息技術控股有限公司), a company incorporated in the British Virgin Islands with limited liability and a wholly-owned subsidiary of the Company
「本集團」 “Group”, “our Group”, or “the Group”	本公司及其不時的附屬公司 the Company and its subsidiaries from time to time
「香港」 “Hong Kong” or “HK”	中華人民共和國香港特別行政區 the Hong Kong Special Administrative Region of the People’s Republic of China
「港元」 “HK\$”	香港的法定貨幣港元 Hong Kong dollars, the lawful currency of Hong Kong
「《國際財務報告準則》」 “IFRS”	國際會計準則理事會不時發佈的《國際財務報告準則》 International Financial Reporting Standards, as issued from time to time by the International Accounting Standards Board
「Jun Heng」 “Jun Heng”	Jun Heng Investment Limited，一家於2002年6月13日在英屬維爾京群島註冊成立的公司，由On Chance全資擁有 Jun Heng Investment Limited, a company incorporated in the British Virgin Islands on 13 June 2002 and wholly owned by On Chance

「鉅派」 “Jupai”	鉅派控股有限公司，一家於2012年8月在開曼群島註冊成立並在紐交所上市的有限公司，證券代碼為JP Jupai Holdings Limited, a company incorporated in the Cayman Islands with limited liability on August 2012 and listed on NYSE with stock code JP
「Kanrich」 “Kanrich”	Kanrich Holdings Limited，一家於2012年12月14日在英屬維爾京群島註冊成立的公司，由周先生全資擁有 Kanrich Holdings Limited, a company incorporated in the British Virgin Islands on 14 December 2012 and wholly owned by Mr. Zhou
「最後實際可行日期」 “Latest Practicable Date”	2021年9月19日，即本中期報告刊發前確認當中所載若干資料的最後實際可行日期 19 September 2021, being the latest practicable date for ascertaining certain information in this interim report before its publication
「樂居」 “Leju”	樂居控股有限公司，一家於2013年11月20日在開曼群島註冊成立並在紐交所上市的有限公司，證券代碼為LEJU，為本公司附屬公司 Leju Holdings Limited, a company incorporated in the Cayman Islands with limited liability on 20 November 2013 and listed on NYSE with stock code LEJU and a subsidiary of the Company
「上市」 “Listing”	股份在聯交所主板上市 the listing of our Shares on the Main Board of the Stock Exchange
「《上市規則》」 “Listing Rules”	《香港聯合交易所有限公司證券上市規則》，經不時修訂、補充或以其他方式修改 the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, as amended, supplemented or otherwise modified from time to time
「上市日期」 “Listing Date”	2018年7月20日，股份在聯交所上市日期 20 July 2018, the date on which the Shares were listed on the Stock Exchange
「主板」 “Main Board”	由聯交所營運的證券交易所（期權市場除外），獨立於聯交所的GEM之外，並與其並列營運 the stock exchange (excluding the option market) operated by the Stock Exchange which is independent from and operates in parallel with GEM of the Stock Exchange
「周先生」 “Mr. Zhou”	周忻先生，為本公司執行董事兼主要股東 Mr. Zhou Xin (周忻), our Executive Director and a substantial Shareholder of the Company
「《標準守則》」 “Model Code”	《上市規則》附錄十所載之《上市發行人董事進行證券交易的標準守則》 the Model Code for Securities Transactions by Directors of Listed Issuers set out in Appendix 10 of the Listing Rules

釋義 DEFINITIONS

「票據認購協議」 “Note Subscription Agreement”	本公司於2020年7月31日與阿里巴巴香港有限公司訂立的票據認購協議，據此，阿里巴巴香港股份有限公司有條件同意認購本金額為1,031,900,000港元的可換股票據 the note subscription agreement entered into between the Company and Alibaba.com Hong Kong Limited on 31 July 2020, pursuant to which the Alibaba.com Hong Kong Limited conditionally agreed to subscribe for the Convertible Note in the principal amount of HK\$1,031,900,000
「紐交所」 “NYSE”	紐約證券交易所 the New York Stock Exchange
「On Chance」 “On Chance”	On Chance, Inc.，一家於2002年1月21日在英屬維爾京群島註冊成立的公司，由周先生全資擁有 On Chance, Inc., a company incorporated in the British Virgin Islands on 21 January 2002 and wholly owned by Mr. Zhou
「首次公開發售後購股權計劃」 “Post-IPO Share Option Scheme”	本公司批准及採納的首次公開發售後購股權計劃 the post-IPO share option scheme approved and adopted by our Company
「易居企業（中國）集團」 “PRC Holdco”	易居企業（中國）集團有限公司（前稱易居（中國）企業集團有限公司），一家於2006年7月3日在中國成立的有限公司，為本公司的間接全資附屬公司 E-House Enterprise (China) Group Co., Ltd. (易居企業（中國）集團有限公司) (formerly known as 易居（中國）企業集團有限公司), a company established in the PRC with limited liability on 3 July 2006, and an indirect wholly-owned subsidiary of the Company
「首次公開發售前購股權計劃」 “Pre-IPO Share Option Scheme”	本公司批准及採納的首次公開發售前購股權計劃 the pre-IPO share option scheme approved and adopted by our Company
「招股章程」 “Prospectus”	本公司日期為2018年7月10日的招股章程 the prospectus of the Company dated 10 July 2018
「人民幣」 “RMB”	中國的法定貨幣人民幣 Renminbi, the lawful currency of PRC
「Regal Ace」 “Regal Ace”	Regal Ace Holdings Limited，一家於2015年7月10日在英屬維爾京群島註冊成立的公司，由周先生擁有51% Regal Ace Holdings Limited, a company incorporated in the British Virgin Islands on 10 July 2015 and owned as to 51% by Mr. Zhou
「報告期」 “Reporting Period”	截至2021年6月30日止六個月 the six months ended 30 June 2021

「證券及期貨條例」 “SFO”	香港法例第571章證券及期貨條例（經不時修訂、補充或以其他方式修改） the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), as amended, supplemented or otherwise modified from time to time
「上海孜咏」 “Shanghai Ziyong”	上海孜咏信息技術有限公司，一家於2019年9月25日在中國成立的公司，為本公司的間接全資附屬公司 Shanghai Ziyong Information Technology Co., Ltd. (上海孜咏信息技術有限公司), a company established in the PRC on 25 September 2019, and an indirect wholly-owned subsidiary of the Company
「股份」 “Share(s)”	本公司股本中每股面值0.00001美元的普通股份 ordinary share(s) in the share capital of our Company with a par value of US\$0.00001 each
「股東」 “Shareholder(s)”	股份持有人 holder(s) of the Share(s)
「聯交所」 “Stock Exchange”	香港聯合交易所有限公司 The Stock Exchange of Hong Kong Limited
「附屬公司」 “subsidiary” or “subsidiaries”	具有《公司條例》第15條所賦予的涵義 has the meaning ascribed to it thereto in section 15 of the Companies Ordinance
「主要股東」 “substantial shareholder”	具有《上市規則》賦予該詞的涵義 has the meaning ascribed to it in the Listing Rules
「淘寶中國」 “Taobao China”	淘寶中國控股有限公司，一家於香港註冊成立的有限公司，為阿里巴巴控股的間接全資附屬公司 Taobao China Holding Limited, a company incorporated in Hong Kong with limited liability and an indirectly wholly-owned subsidiary of Alibaba Holding
「添璣發展」 “Tianji Development”	上海添璣投資發展有限公司，一家根據中國法律註冊成立的公司，由周先生全資擁有 Shanghai Tianji Investment Development Co., Ltd. (上海添璣投資發展有限公司), a company incorporated under the laws of the PRC and wholly-owned by Mr. Zhou
「添璣管理」 “Tianji Management”	上海添璣投資管理有限公司，一家根據中國法律註冊成立的公司，由周先生間接全資擁有 Shanghai Tianji Investment Management Co., Ltd. (上海添璣投資管理有限公司), a company incorporated under the laws of the PRC and indirectly wholly-owned by Mr. Zhou

釋義 DEFINITIONS

「添璣網絡」 “Tianji Network”	上海添璣網絡服務有限公司，一家根據中國法律註冊成立的公司，並為添璣網絡收購事項的目標公司於添璣網絡收購事項完成前，添璣網絡的股權分別由添璣發展及添璣管理持有70%及30%。 Shanghai Tianji Network Service Co., Ltd. (上海添璣網絡服務有限公司), a company incorporated under the laws of the PRC and the target of the Tianji Network Acquisition. Prior to the completion of the Tianji Network Acquisition, the equity interests of Tianji Network is held by Tianji Development and Tianji Management as to 70% and 30%, respectively
「美國」 “United States” or “US”	美利堅合眾國，包括其領土、屬地及受其司法管轄的所有地區 the United States of America, its territories, its possessions and all areas subject to its jurisdiction
「美元」 “US dollars”, “U.S. dollars”, “US\$” or “USD”	美國的法定貨幣美元 United States dollars, the lawful currency of the United States
「萬科」 “Vanke”	萬科企業股份有限公司，一家在中國成立並於聯交所及深圳證券交易所上市的公司，股份代號／證券代碼分別為2202及000002 China Vanke Co., Ltd. (萬科企業股份有限公司), a limited liability company established in the PRC and listed on the Stock Exchange and the Shenzhen Stock Exchange with stock codes 2202 and 000002, respectively
「%」 “%”	百分比 per cent



 易居企业集团