



# 建业新生活

CENTRAL CHINA NEW LIFE

建業新生活有限公司  
Central China New Life Limited

(Incorporated in the Cayman Islands with limited liability)  
(於開曼群島註冊成立的有限公司)  
Stock Code 股票代號：9983

## INTERIM REPORT 2022 中期報告



LIFE & MORE

新型生活方式服务平台

# CONTENTS 目錄

Corporate Information 公司資料	2
Corporate Profile 公司簡介	5
Chairman's Statement 主席報告	8
Financial Highlights 財務摘要	13
Management Discussion and Analysis 管理層討論及分析	14
Disclosure of Interests 權益披露	31
Corporate Governance and Other Information 企業管治及其他資料	42
Interim Condensed Consolidated Statement of Comprehensive Income 中期簡明綜合全面收益表	46
Interim Condensed Consolidated Balance Sheet 中期簡明綜合資產負債表	48
Interim Condensed Consolidated Statement of Changes in Equity 中期簡明綜合權益變動表	50
Interim Condensed Consolidated Statement of Cash Flows 中期簡明綜合現金流量表	51
Notes to the Interim Financial Information 中期財務資料附註	53

### BOARD OF DIRECTORS

#### Executive Directors

Mr. Wang Jun (*Chairman*)

Mr. Wang Qian

#### Non-executive Directors

Ms. Wu Lam Li

Ms. Min Huidong

#### Independent Non-executive Directors

Mr. Leong Chong

Ms. Luo Laura Ying

Ms. Xin Zhu

### BOARD COMMITTEES

#### Audit Committee

Ms. Xin Zhu (*Chairlady*)

Mr. Leong Chong

Ms. Luo Laura Ying

#### Remuneration Committee

Ms. Luo Laura Ying (*Chairlady*)

Mr. Leong Chong

Mr. Wang Jun

#### Nomination Committee

Mr. Wang Jun (*Chairman*)

Mr. Leong Chong

Ms. Xin Zhu

### CHIEF EXECUTIVE OFFICER

Mr. Shi Shushan (*appointed on 14 February 2022*)

Mr. Wang Jun (*resigned on 14 February 2022*)

### COMPANY SECRETARY

Mr. Wan Shun Man (*appointed on 24 January 2022*)

Mr. Tsang Ho Pang (*resigned on 24 January 2022*)

### 董事會

#### 執行董事

王俊先生(*主席*)

王乾先生

#### 非執行董事

李琳女士

閔慧東女士

#### 獨立非執行董事

梁翔先生

羅瑩女士

辛珠女士

### 董事會委員會

#### 審核委員會

辛珠女士(*主席*)

梁翔先生

羅瑩女士

#### 薪酬委員會

羅瑩女士(*主席*)

梁翔先生

王俊先生

#### 提名委員會

王俊先生(*主席*)

梁翔先生

辛珠女士

### 首席執行官

史書山先生(*於2022年2月14日獲委任*)

王俊先生(*於2022年2月14日請辭*)

### 公司秘書

溫迅敏先生(*於2022年1月24日獲委任*)

曾浩邦先生(*於2022年1月24日請辭*)



### **REGISTERED OFFICE**

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

### **PRINCIPAL PLACE OF BUSINESS IN THE PRC**

Unit 1905, PICC Plaza  
No. 24 Shangwu Waihuan Road  
Zhengdong New District  
Zhengzhou, Henan Province  
PRC

### **PRINCIPAL PLACE OF BUSINESS IN HONG KONG**

Room 7706, 77/F  
International Commerce Center  
No. 1 Austin Road West  
Kowloon  
Hong Kong

### **PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE**

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

### **HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE**

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

### **PRINCIPAL BANKERS**

Bank of China (Hong Kong) Limited  
Industrial and Commercial Bank of China (Asia) Limited

### **註冊辦事處**

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

### **中國主要營業地點**

中國  
河南省鄭州市  
鄭東新區商務外環路24號  
中國人保大廈1905室

### **香港主要營業地點**

香港  
九龍  
柯士甸道西一號  
環球貿易廣場  
77樓7706室

### **主要股份過戶登記處**

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

### **香港股份過戶登記分處**

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

### **主要往來銀行**

中國銀行(香港)有限公司  
中國工商銀行(亞洲)有限公司



# CORPORATE INFORMATION

## 公司資料

### LEGAL ADVISERS

#### As to Hong Kong Law

Hogan Lovells

#### As to Cayman Islands Law

Conyers Dill & Pearman

### INDEPENDENT AUDITOR

PricewaterhouseCoopers

*Certified Public Accountants*

*Registered Public Interest Entity Auditor*

### WEBSITE OF THE COMPANY

[www.ccnewlife.com.cn](http://www.ccnewlife.com.cn)

### SHAREHOLDERS' INFORMATION

#### Share listing

The Company's shares are listed on the Main Board of The Stock Exchange of Hong Kong Limited

#### Ordinary Shares (as at 30 June 2022)

Shares outstanding: 1,269,206,000 shares

Nominal value: HK\$0.01 per share

### INVESTOR RELATIONS CONTACT

Email address: [ir@ccnewlife.com.cn](mailto:ir@ccnewlife.com.cn)

### 法律顧問

#### 關於香港法律

霍金路偉律師行

#### 關於開曼群島法律

康德明律師事務所

### 獨立核數師

羅兵咸永道會計師事務所

*執業會計師*

*註冊公眾利益實體核數師*

### 公司網站

[www.ccnewlife.com.cn](http://www.ccnewlife.com.cn)

### 股東資料

#### 股份上市

本公司股份於香港聯合交易所有限公司  
主板上市

#### 普通股 (於2022年6月30日)

已發行股份：1,269,206,000股

面值：每股0.01港元

### 投資者關係聯絡方式

電郵地址：[ir@ccnewlife.com.cn](mailto:ir@ccnewlife.com.cn)



Central China New Life Limited (hereinafter referred to as “CCNL” or the “Company”, together with its subsidiaries hereinafter referred to as the “Group”, stock code: 9983.HK) was incorporated in the Cayman Islands on 16 October 2018 as an exempt company with limited liability, which was listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) on 15 May 2020 (the “Listing Date”). On 7 September 2020, CCNL was included as a constituent in Hang Seng Composite Index and Stock Connect Southbound. On 19 April 2021, CCNL was included as a constituent in the Hang Seng Property Service and Management Index.

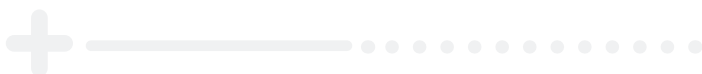
We are the largest property management service provider in central China region (being a geographical region that covers the central area of China, including the provinces of Henan, Hubei, Hunan, Jiangxi, Shanxi and Anhui) by total gross floor area (“GFA”) under management as at 31 December 2021 and total revenue for the year ended 31 December 2021. Throughout more than two decades of operating history, we have significantly grown our business and operations. We believe our prospects and the pursuit of better living experience and lifestyle by the people in Henan are inseparable. We believe our well established operating history affords us a trusted and reputable brand which in turn enables us to continue to offer a full spectrum of services that can satisfy our customers’ diverse needs and effectively improve their living quality.

As at 30 June 2022, our property management and value-added services covered all 18 prefecture-level cities (and also 101 of the 102 county-level cities) in Henan as well as outside Henan Province (including 7 provinces of Shaanxi Province, Shanxi Province, Hebei Province, Anhui Province, Hubei Province, Xinjiang and Hainan), and we served more than 2.4 million property owners and residents in 803 properties. We manage a diversified portfolio of properties, including residential properties, shopping malls, cultural tourism complexes, commercial apartments, office buildings, schools, hospitals and properties of governmental agencies. We ranked 11th among the Top 100 Property Management Companies in China in both 2021 and 2022.

建業新生活有限公司(下稱「建業新生活」或「本公司」，連同其附屬公司統稱「本集團」，股票編號：9983.HK)於2018年10月16日在開曼群島註冊成立為獲豁免有限公司，並於2020年5月15日(「上市日期」)在香港聯合交易所有限公司(「聯交所」)主板上市。於2020年9月7日，建業新生活被納入恆生綜合指數和港股通成份股。於2021年4月19日，建業新生活被納入恆生物業服務及管理指數成份股。

本公司按於2021年12月31日的在管總建築面積(「建築面積」)及截至2021年12月31日止年度的總收入計為中部地區(該地理區域覆蓋中國中部地區，包括河南省、湖北省、湖南省、江西省、山西省及安徽省)最大的物業管理服務提供商。縱觀我們二十多年的經營歷史，我們的業務及營運已實現顯著增長。我們的前景與河南人民對更好生活體驗及生活方式的追求是密不可分的。我們源遠流長的經營歷史使我們建立起值得信賴且信譽良好的品牌，從而使我們得以持續提供全方位服務，滿足客戶的多樣化需求並有效提高其生活質量。

於2022年6月30日，我們的物業管理及增值服務覆蓋河南省全省18個地級市(以及102個縣級城市中的101個縣級城市)及河南省外(包含陝西省、山西省、河北省、安徽省、湖北省、新疆及海南7省)，且我們服務803項物業中逾240萬名業主及住戶。我們管理各種物業組合，包括住宅物業、商場、文化旅遊綜合體、商業用公寓、辦公樓、學校、醫院及政府機關物業。我們於2021年及2022年皆位列中國物業服務百強企業第11名。



We focus on serving our customers' diverse needs and enriching the list of goods and services within the geographic areas which we cover: where they stay, where they travel, what they eat and how they relax. We believe our competitive edge is the extensive network of goods and services we offer, coupled with our deep understanding of market demands and our capabilities in data analytics. Through frequent interactions with our customers, we have gained a deep understanding of customer needs and preferences. Combined with our strong resource consolidation, online-to-offline synergy and cross-selling capabilities, we are able to identify and deliver desirable services and products within our network and constantly refine our offering to better satisfy customer needs. By providing these services, we are able to aggregate significant consumer information which helps us cater to our customers with more tailor-made services.

Over the years, we have received numerous awards in recognition of our service quality. According to the research results of 2022 China Top 100 Property Management Companies issued by China Index Academy (中指研究院) and China Real Estate TOP10 Research (中國房地產TOP10研究組), we ranked 11th on the list of "China's Top 100 Property Management Companies (2021中國物業服務百強企業)". In addition, according to the research result published by the China Real Estate Appraisal (中國房地產測評中心) of Shanghai E-House Real Estate Research Institute (上海易居房地產研究院), we were awarded the "2021 Leading Enterprise in Market Development Capabilities of Listed Property Companies in China (2021中國物業上市公司市拓能力領先企業)". At the 2021 Guandian Property Conference and China Property Service Excellence Awards Ceremony (2021觀點物業大會暨中國物業服務卓越榜頒獎典禮), we were awarded the "2021 China TOP20 Listed Property Service Company Financial Performance (8th place) (2021中國物業服務上市企業財務表現TOP20(排名第8位))" and the "2021 China TOP50 Property Service Company (14th place) (2021中國物業服務企業TOP50(排名第14位))". At the 2021 Press Conference on the Research Results of Listed Real Estate Companies in China and the 19th Industry-City Integration Investment and Financing Conference (2021中國房地產上市公司研究成果發布會暨第十九屆產城融合投融資大會), we were awarded the "2021 China TOP10 Listed Property Service Companies by Comprehensive Strength (2021中國物業服務上市公司綜合實力TOP10)", and the "2021 China Listed Property Service Enterprise with Excellent Investment Value (2021中國上市物業服務投資價值優秀企業)".

我們專注於為客戶提供服務以滿足其多樣化需求，並豐富我們所覆蓋地區內的商品及服務種類：其居於何處、去往何處、吃何種食物及如何休閒。我們認為，我們的競爭優勢在於我們提供廣泛的生活服務網絡、對市場需求有深入了解及數據分析能力。通過與客戶頻繁互動，我們對客戶的需求及偏好有了深入了解。結合我們強大的資源整合、線上至線下協同及交叉銷售能力，我們能夠識別並在我們的網絡中交付令客戶滿意的服務及產品，並不斷改善我們所提供的服務及產品以更好地滿足客戶的需求。通過提供該等服務，我們能夠整合大量消費者資料，從而可向客戶提供更多定制服務。

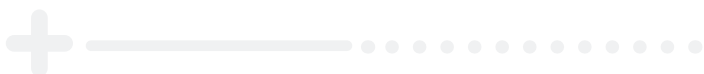
多年來，我們的服務質量屢獲嘉許。據中指研究院與中國房地產TOP10研究組發布的2022中國物業服務百強企業研究成果，我們榮登「2021中國物業服務百強企業榜單」第11名。此外，根據上海易居房地產研究院中國房地產測評中心發布的2021中國房地產及物業上市公司研究成果，我們榮獲「2021中國物業上市公司市拓能力領先企業」。在2021觀點物業大會暨中國物業服務卓越榜頒獎典禮上，我們取得「2021中國物業服務上市企業財務表現TOP20(排名第8位)」及「2021中國物業服務企業TOP50(排名第14位)」。

在2021中國房地產上市公司研究成果發布會暨第十九屆產城融合投融資大會上，我們榮獲「2021中國物業服務上市公司綜合實力TOP10」及「2021中國上市物業服務投資價值優秀企業」。



We believe our three main business segments, namely property management and value-added services, lifestyle services and commercial property management and consultation services, echo with the Group's philosophy which is to be rooted in central China and confer benefit on the people.

我們認為，我們的三個主要業務分部（即物業管理及增值服務、生活服務及商業資產管理及諮詢服務）與「根植中原，造福百姓」這一集團理念相呼應。





Dear Shareholders:

On behalf of the board of directors (the "Board") of Central China New Life Limited, I am pleased to present the interim results of the Company and its subsidiaries for the six months ended 30 June 2022 (the "Period"). During the Period, the Group achieved revenue of RMB1,565.3 million, an increase of approximately 0.1% from RMB1,563.8 million for 2021. The net profit amounted to RMB301.5 million, representing a rise of 11.3% from that of RMB270.8 million for 2021.

In 2022, the property management industry has undergone turbulent changes, with fierce market competition, intensified differentiation, and coexisting opportunities and challenges. In the first half of 2022, due to the recurrent outbreaks of COVID-19 pandemic in China, economic development has been under pressure and the growth rate has slowed down. With the effective pandemic control and the continuous efforts of the policy of stabilising growth, domestic production demand and consumer demand have gradually recovered, and the macro economy has gradually recovered. In the first half of 2022, the real estate industry continued to decline, and the liquidity crisis of real estate companies also brought certain impacts and challenges to the property management industry. The valuation of sectors was readjusted, and property management companies gradually moved towards a path that is more independent of the development of real estate companies. Property management companies stepped up the pace of market-oriented expansion, strengthened brand building, and continued to expand the scale of management. At the same time, under the encouragement of market policies and the growing demand, the stability and growth of the property management industry can be expected.

We believe in making the best of new opportunities. Based on a clear insight into the internal and external situation, the Company moved forward with challenging work, firm confidence, and with a spirit of resilience, to break through the adverse effects and create a new situation.

On behalf of the Board, I would like to express my gratitude to all shareholders and investors for their trust and support for the Group and to all colleagues for their conscientious efforts and dedication.

謹致各位股東：

本人謹代表建業新生活有限公司董事會(「董事會」)欣然提呈本公司及其附屬公司截至2022年6月30日止六個月(「本期間」)業績。本期間，本集團實現收入人民幣1,565.3百萬元，較2021年同期收入人民幣1,563.8百萬元增長約0.1%。淨利潤達人民幣301.5百萬元，較2021年同期淨利潤人民幣270.8百萬元增長11.3%。

2022年，物管行業變化風起雲湧，市場競爭激烈、分化加劇，機遇與挑戰並存。2022上半年，國內疫情反覆，經濟發展承壓增速放緩。隨著疫情形勢得到有效控制、穩增長政策持續發力，國內生產需求和消費需求逐漸修復，宏觀經濟逐步恢復回暖。2022上半年房地產行業持續下行、房地產企業流動性危機，對物業管理行業也帶來了一定的影響及挑戰，板塊估值重新調整，物業管理企業逐步走向更加獨立於房地產企業發展的道路。物業管理企業加大市場化拓展步伐，加強品牌建設，持續擴大管理規模。同時，在市場政策的鼓勵及需求不斷增長下，物業管理行業發展的穩定性及成長性可期。

我們因勢利導，乘勢而為。基於對內外部形勢的清晰洞察，本公司以實幹篤定前行，堅定信心，以充滿韌性的精神風貌，衝破不利影響，開創新局面。

在這裡，本人謹代表董事會，感謝各位股東、投資人對本集團的信任和 support，也由衷感謝全體同事盡職盡責的努力及付出。



### PERFORMANCE REVIEW

#### Strengthening regional deep cultivation, with market expansion maintaining high-quality growth

At present, the property management industry is still in a stage of rapid development. Faced with the scale-based market logic, the Company took multiple measures to actively achieve high-quality improvement in the scale of management and consolidate its own competitive advantages.

In the first half of 2022, the contracted projects of Henan Central China Property Management Co., Ltd\* ("Central China Property Management"), a wholly-owned subsidiary of CCNL achieved full coverage of eight business formats such as residential, commercial, public office buildings, schools, hospitals, industrial parks/factories, venues, and urban services. At present, the four cities of Zhumadian, Pingdingshan, Anyang and Hebi have achieved county-wide coverage of market expansion projects, and the service density has been further improved. As of 30 June 2022, the Group had 803 projects under management. The GFA under management amounted to 142.13 million square metres ("sq.m."), representing a year-on-year increase of 23.6%, of which the area under management from third parties was 77 million sq.m., accounting for 54.2%; the contracted GFA was 254.74 million sq.m., representing a year-on-year increase of 22.1%, of which the contracted area from third parties was 160.03 million sq.m., accounting for 62.8%.

The Group has reached a new level for the scale of management, and it ranked 16th in the "China Top 50 Property Management Service Companies for New Contracted GFA from January to June 2022" released by the China Index Academy, and 15th in the "China TOP 50 Property Management Service Companies for Third-party Market Expansion from January to June 2022".

#### Adhering to the needs of owners and promoting the in-depth development of the value-added service industry

As a new lifestyle service provider, the Group is built on the needs of customers for a "Beautiful Life". Relying on the Jianye+ platform, focusing on user service and value creation, giving full play to the advantages of the platform and resources, the Group was committed to providing customers and owners with services without blind spots in time, region, and function. As of 30 June 2022, Jianye+ has accumulated 6.89 million registered users, with 1.054 million newly registered users in the first half of 2022. The gross merchandise value ("GMV") of Jianye+ platform in the first half of 2022 reached RMB654 million. The average monthly user reach was 24.29 million, and the active core users (owners and employees) accounted for 80%, a month-on-month increase of 45%. The spending per transaction in the first half of 2022 was RMB1,375 per order, and the repurchase rate was 64%.

### 業績回顧

#### 加強區域深耕，市場拓展保持高質量增長

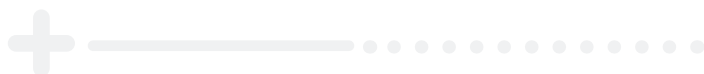
當前，物業管理行業仍處於快速發展階段。面對規模為基的市場邏輯，本公司多舉措並舉，積極實現管理規模的高質提升，夯實自身競爭優勢。

2022上半年，建業新生活全資附屬國內公司河南建業物業管理有限公司（「建業物業」）外拓簽約項目實現住宅、商寫、公建辦公樓、學校、醫院、產業園區／廠區、場館類、城市服務八大業態全覆蓋；目前駐馬店、平頂山、安陽、鶴壁四個城市已實現外拓項目全縣域覆蓋，服務密度進一步提升。截止2022年6月30日，本集團物業在管803項目，累計總在管面積14,213萬平方米（「平方米」），同比增長23.6%，其中來自第三方的在管面積7,700萬平方米，佔比54.2%；公司總合約面積25,474萬平方米，同比增長22.1%，其中來自第三方的合約面積16,003萬平方米，佔比62.8%。

管理規模再上新台階，本集團也榮登中國指數研究院發佈的「2022年1-6月中國物業服務企業新增合約面積TOP50」第16位，「2022年1-6月中國物業服務企業第三方市場拓展TOP50」第15位。

#### 緊貼業主需求，推進增值服務產業縱深發展

本集團作為新型生活方式服務商，各項業務建立在客戶的「美好生活」的需求之上。依托建業+平台，聚焦用戶服務和價值創造，充分發揮平台優勢、資源優勢，致力於為客戶及業主提供時間、地域、功能無盲點的服務。截至2022年6月30日，建業+累計註冊用戶689萬人，上半年新增註冊用戶105.4萬人；建業+平台上半年商品交易總值（「GMV」）達成人民幣6.54億；用戶平均月觸達2,429萬人次，核心用戶（業主、員工）活躍佔比80%，環比提升45%；上半年客單價為人民幣1,375元／單，復購率64%。



In addition, the Group continued to expand and innovate the content of value-added services. It has successively launched innovative businesses, such as Jianye Housekeeper, Community Subscription, Central China Car Life, Consumers Canteen, and Ken Chi Kui Daily Fresh Grocery, in order to create a local new lifestyle platform. This is not only the innovation and extension of the "Jianye+" service system, but also the integration of various services of the Group.

#### Strengthening service quality and developing the core of brand competitiveness

The Company has always focused on the needs of the owners and pursued the satisfaction of the owners, because we know that the satisfaction and happiness of the owners have created the property management service brand, which is the foundation for the large-scale development of enterprises and the growth of value-added business. Thus, the Group has deeply practiced "internal skills" in terms of service quality.

Central China Property Management adhered to the normalisation of the "Five Preventions" of pandemic prevention, flood prevention, fire prevention, heatstroke prevention and anti-theft to create a sense of peace of mind for the owners. It regularly conducted various community activities to create a sense of happiness for the owners. In the first half of 2022, Central China Property Management conducted a total of 2,591 Happy Times activities under the themes of "Seeking the Wind" and "Chasing the Light", attracting a total of 345,479 participants. The quality service has led to the mutual appreciation between the owners and the property management company. In the first half of 2022, the Group received 1,257 pennants, 742 thank-you letters, and 5,030 other commendation calls from owners.

With the quality service being recognised by the industry, the brand value of CCNL has been continuously improved. The Company was awarded the 11th place in the "2022 China Top 100 Property Management Service Companies", "Top 10 of 2022 China Top 100 Property Management Service Companies in Service Scale", "2022 China Top 100 Property Management Service Companies as a Growth Leader", "2022 Top 10 Chinese Property Service Listed Companies in Comprehensive Strength" and "2022 China Listed Property Service Outstanding Enterprise in Investment Value". The Company moved forward with its reputation, and its strength was confirmed. At the same time, the property management projects of the Group such as Luoyang Jianye Zunfu won the title of "2022 China Property Management Service Industry Demonstration Base", Anyang Jianye Shihefu and Shangqiu Jianye Tianzhu won the title of "2022 China Five-star Property Management Service Project".

此外，本集團不斷擴容、創新增值服務內容。通過房管家、小區訂閱、建業車生活、建業君鄰食堂、肯吃虧生鮮食集等創新業務相繼上線，打造本地新生活平台。這不僅是對「建業+」大服務體系的創新和延伸，也是本集團各種服務大協同的集成。

#### 強化服務品質，鍛造品牌競爭力內核

本公司始終以業主需求為服務重心，以業主滿意為追求核心，因為我們深知業主滿意度、幸福感鑄就了物業服務品牌，是企業規模化發展和增值業務增長的根基，由此，本集團在服務質量上深練「內功」。

建業物業堅持防疫、防汛、防火、防暑、防盜「五防」常態化工作，為業主營造安心感；定期開展豐富的社區鄰里活動，為業主營造幸福感。2022年上半年，建業物業以「尋風紀」「追光紀」為主題共開展了2,591場幸福時光裡活動，參與人次達345,479。品質服務，成就了業主與物業的雙向奔赴。上半年累計收穫業主錦旗1,257面、感謝信742封、其他致電表揚等5,030次。

品質服務也得到了行業的高度認可，本集團品牌價值不斷提升，榮膺「2022中國物業服務百強企業」第11位、「2022中國物業服務百強企業服務規模TOP10」「2022中國物業服務百強企業成長性領先企業」「2022中國物業服務上市公司綜合實力TOP10」和「2022中國上市物業服務投資價值優秀企業」系列獎項，載譽前行，實力印證。同時，本集團旗下物管項目洛陽建業·尊府榮獲「2022中國物業服務行業示範基地」稱號，安陽建業·世和府、商丘建業·天築榮獲「2022中國五星級物業服務項目」稱號。



### Building a long-term development moat with diversified and stable operation

To actively respond to market competition, the Company insisted on the rapid expansion of the industry scale and the development of various types of businesses. In the first half of 2022, the Group's hotel management, suburban leisure complex, cultural tourism complex management and other business segments have overcome multiple factors such as repeated pandemics, economic downturn, and sluggish consumer market, and achieved steady development. During the period, the visits of commercial management projects under operation exceeded 40 million person-times, and the total sales amounted to nearly RMB1.3 billion during the Period. The hotel management projects under management were in full swing, and the number of hotels opened by Central China Hotel Management Co., Ltd.\* has increased to 10, and the number of spas has increased to 4. The ten hotels have won a total of 29 industry honours throughout the year. The Group has successfully operated three suburban leisure complex projects and has received more than ten million tourists.

It is worth mentioning that, among the cultural tourism projects under management, "Unique Henan, Land of Dramas" was frequently reported as a leading project. Movie Town drove marketing with activities and regarded the activities as the secondary development of scenic spots. In the first half of 2022, 12 large-scale marketing activities were completed. "Unique Henan", driven by brand promotion, organised the exhibition "Museum in the Wheat Field" in cooperation with Henan Provincial Museum. The event attracted dozens of major media reports such as CCTV, Xinhua News Agency, and People's Daily Online, with a total exposure of nearly 500 million times. In May, "Unique Henan" was awarded the "2022 Mainland China/Hong Kong/Macau Exchange in Culture and Tourism" by the General Office of the Ministry of Culture and Tourism.

### LOOKING TO THE FUTURE

**Firmly optimistic about the long-term development value of the industry.** Through pandemics, the importance of property management services to community management and residents' life has become more prominent. With the continuous development of the economic level, the continuous upgrading of people's consumption demands also provides sufficient space for the long-term development of the property management industry in the future. The active actions of property management companies in the field of public services have significantly increased the density and intensity for the introduction of relevant policies. The support of the policies further guarantees the healthy, stable, and sustainable development of the property management industry.

### 多元經營穩健構建長期發展護城河

為積極應對市場競爭，本公司堅持行業規模的快速擴張與多種類型業務齊頭並進。2022上半年，本集團旗下酒店管理、田園綜合體、文化旅遊綜合體管理等業務板塊克服疫情反覆、經濟下行、消費市場萎靡等多重因素，實現了穩健發展。期內經營的商管項目客流量逾4,000萬人次，銷售總額近13億元。在管運營的酒店管理項目全速發力，建業酒店管理有限公司旗下已開業酒店數量增至10家、水療店數量增至4家。10家酒店全年累計摘得行業榮譽29項。成功運營3個田園綜合體項目，累計接待遊客千萬餘人次。

值得一提的是，在管運營的文旅項目，只有河南·戲劇幻城、建業電影小鎮頻頻「出圈」，引領。電影小鎮以活動帶動營銷，將活動作為對景區的二次開發。上半年完成大型營銷活動12場。只有河南以品牌帶動推廣，聯合河南省博物院舉辦「麥田里的博物館」展覽，活動吸引央視、新華社、人民網等數十家主流媒體報道，總曝光量近5億次。5月，只有河南也被文化和旅遊部辦公廳評為「2022年度內地與港澳文化和旅遊交流培育項目」。

### 展望未來

**堅定看好行業的長期發展價值。**歷經疫情，物業管理服務之於社區管理、居民生活的重要性進一步凸顯。隨著經濟水平的不斷發展、人民消費需求的不斷升級，也為物業行業未來的長期發展提供充足空間。物業公司在公共服務領域的積極作為，相關政策出台密度和強度明顯提升。政策的支撐進一步保障了物業行業的健康穩定、可持續發展。



**Adhering to quality service.** We always believe that service quality is the core competitiveness and the cornerstone of development. In the future, with people's growing demand for a better life, property owners and residents will have higher and higher expectations and requirements for property management services. With the accelerated development of the industry and the intensification of differentiation, the quality of property management services has become the key to the development of property management companies.

**Deeply tapping the potential community value-added services.** At present, with the continuous extension of the service boundary of the property management industry and the continuous upgrading of customer demands, value-added services have become a new track for property management companies. At the same time, through the pandemics, supply chains such as retail, group buying, and door-to-door services have further sunk to the community, and value-added services are promising. In the first half of 2022, a number of policies have also been introduced to encourage the development of community-based elderly care, childcare, property management, housekeeping, catering, retail, and other diversified life services, and to support the advantage of being close to households to provide professional services. It is believed that value-added service capabilities will also become a key factor for companies to break through and keep moving forward.

**Adhering to the deep cultivation of core areas.** For a long time, the Group has been deeply involved in the development of Henan and has accumulated profound brand advantages. Benefiting from the strong brand effect, the Group will continue to develop the market layout within the province, and at the same time, it will continue to radiate to the surrounding areas to further increase the regional market share and realise the improvement of scale and efficiency.

In a time full of challenges and changes, the Group will maintain its strategic focus, closely follow the policy orientation, and be supported by service quality, actively grasp the development trend of the industry, continuously improve endogenous competitiveness, adhere to regional deep cultivation and large-scale development, expand service boundaries, give full play to the advantages of multi-format synergy, resonate with urban and regional development at the same frequency, and forge ahead towards high standards and high quality of the industry.

**Wang Jun**  
Chairman

22 August 2022

**堅持品質化服務。**我們始終認為服務品質是核心競爭力，是發展的基石，在此。未來伴隨著人民對美好生活需求日益增長，業主居民對於物業服務的期望與要求也越來越高。在行業加速發展、分化加劇的當下，物業服務品質成為物業管理企業立足發展的關鍵。

**深入挖潛社區增值服務。**當下，隨著物業管理行業的服務邊界的不斷延伸、客戶需求不斷升級，增值服務成為物企的新賽道。同時歷經疫情，零售、團購、上門服務等供應鏈進一步下沉至社區，增值服務大有可為。2022年上半年，也有多項政策出台鼓勵發展社區養老、托育、物業、家政、餐飲、零售等生活性多元服務，並支持發揮貼近住戶的優勢，提供專業化服務。相信增值服務能力也將成為企業破局、不斷向前的關鍵性因素。

**堅持深耕核心區域。**長期以來，本集團深耕河南發展，積澱了深厚的品牌優勢。得益於強大的品牌效應，持續佈局省內市場佈局，同時不斷輻射至周邊區域，進一步提升區域市場佔有率，實現規模和效益的提升。

在充滿挑戰與變局的當下，本集團將保持戰略定力，緊跟政策導向，以服務質量為支撐，積極把握行業發展趨勢，不斷提升內生競爭力，堅持區域深耕做大規模，拓寬服務邊界，充分發揮多業態協同優勢，與城市和區域發展同頻共振，向著企業高標準高質量的砥礪奮進。

主席  
王俊

2022年8月22日



### SUMMARY OF COMPREHENSIVE INCOME

For the period ended 30 June

### 全面收益表概要

截至6月30日止期間

		2022	2021	Changes
		2022年	2021年	變動
Revenue (RMB'000)	收入(人民幣千元)	1,565,268	1,563,827	0.1%
Gross profit (RMB'000)	毛利(人民幣千元)	497,570	501,803	-0.8%
Gross profit margin	毛利率	31.8%	32.1%	-0.3%
Net profit (RMB'000)	淨利潤(人民幣千元)	301,495	270,771	11.3%
Net profit margin	淨利潤率	19.3%	17.3%	2.0%
Profit attributable to shareholders of the Company (RMB'000)	本公司股東應佔利潤(人民幣千元)	289,815	260,168	11.4%
Basic earnings per share (RMB)	每股基本盈利(人民幣元)	0.23	0.21	9.5%
Diluted earnings per share (RMB)	每股攤薄盈利(人民幣元)	0.23	0.20	15.0%
Interim dividends per share (HK cent)	每股中期股息(港仙)	21.1	14.5	45.5%

### SUMMARY OF BALANCE SHEET

### 資產負債表概要

		As at	As at	Changes
		30 June	31 December	
		2022	2021	
		於2022年	於2021年	
		6月30日	12月31日	變動
Total cash (including cash and cash equivalents and restricted bank deposits) (RMB'000)	總現金(包括現金及現金等價物以及受限制銀行存款)(人民幣千元)	1,971,468	2,266,319	-13.0%
Total assets (RMB'000)	總資產(人民幣千元)	5,043,390	5,036,980	0.1%
Total liabilities (RMB'000)	總負債(人民幣千元)	2,033,772	1,980,452	2.7%
Total equity (including non-controlling interests) (RMB'000)	總權益(包括非控股權益)(人民幣千元)	3,009,618	3,056,528	-1.5%
Equity attributable to shareholders of the Company (RMB'000)	本公司股東應佔權益(人民幣千元)	2,886,647	2,954,233	-2.3%
Current ratio <sup>(1)</sup>	流動比率 <sup>(1)</sup>	2.5 times 倍	2.5 times 倍	0.0 times 倍
Net asset value per share (RMB)	每股資產淨值(人民幣元)	2.37	2.41	-1.6%

Note:

(1) calculated based on the Group's total current assets divided by the Group's total current liabilities

附註：

(1) 用集團的總流動資產除以集團的總流動負債計算得出



### BUSINESS REVIEW

Over the years, we have successfully expanded our business from property management and value-added services to lifestyle services and commercial property management and consultation services. Our business now consists of three major segments. For the six months ended 30 June 2022 (the "Period"), the Group continuously optimised its income structure and steadily enhanced its operating efficiency. During the Period, the Group's revenue amounted to RMB1,565.3 million, representing an increase of 0.1% as compared with RMB1,563.8 million in the corresponding period in 2021. Net profit was RMB301.5 million, representing an increase of 11.3% as compared with RMB270.8 million in the corresponding period in 2021.

#### Property management services and value-added services.

We have provided traditional property management services such as security, cleaning, maintenance and greening services since 1994, and continuously upgraded the concierge services by focusing on customers' needs. Over the years, we have expanded our service offerings to include value-added services aimed at elevating the living quality of the residents in the properties we manage. To build modern interactive and intelligent environments in communities, we provide intelligent community solutions to property developers as well as residents. To enhance the happiness of our residents, we offer "Happy Hour" community activities and organise a "Happiness Committee" for our residents to build a better life for them. Furthermore, utilising our strong network of property buyers with purchasing power, we provide property agency services to property developers found within buyers and sellers. Further, as part of our value-added services, we also provide personalised services and intelligent community solutions to VIPs of the Central China Consumers Club, which is an exclusive group of high-net-worth customers. As at 30 June 2022, our property management and value-added services covered all 18 prefecture-level cities (and also 101 of the 102 county-level cities) in Henan as well as 7 other provinces, including Shaanxi, Shanxi, Hebei, Anhui, Hubei, Xinjiang and Hainan, and we served more than 2.4 million property owners and residents in 803 properties. We manage a diversified portfolio of properties, including residential properties, shopping malls, cultural tourism complexes, commercial apartments, office buildings, schools, hospitals, city services, factories and properties of governmental agencies. As at 30 June 2022, the GFA under management and contracted GFA reached 142.1 million sq.m. and 254.7 million sq.m. respectively, representing a respective growth of 4.6% and 7.5% as compared with that as at 31 December 2021.

### 業務回顧

多年來，我們成功地將業務範圍從物業管理及增值服務擴展至生活服務及商業資產管理及諮詢服務。我們的業務目前由三個主要分部組成。截至2022年6月30日六個月期間（「期內」），本集團業務收入結構持續改善，經營效益穩步提升。期內，本集團收入為人民幣1,565.3百萬元，較2021年同期人民幣1,563.8百萬元增長0.1%。淨利潤為人民幣301.5百萬元，較2021年同期人民幣270.8百萬元增加11.3%。

**物業管理服務及增值服務。**我們自1994年開始提供安保、清潔、維修及綠化服務等傳統物業管理服務，並注重根據客戶需求，持續升級管家幸福服務，多年來不斷增加服務種類，納入旨在提升我們所管理物業內住戶的生活質量的增值服務。為在社區內建設現代交互式智能環境，我們向物業開發商及住戶提供智慧社區解決方案。為提升住戶居住幸福體驗，我們向住戶提供「幸福時光裡」社區活動，並組織業主「幸福盟」，打造業主美好生活。此外，我們利用強大的具有購買力的購房者網絡，向於買方及賣方中找到的物業開發商提供物業代理服務。此外，作為我們增值服務的一部分，我們亦向建業君鄰會的VIP客戶（建業集團高淨值客戶尊享群體）提供個性化服務及智慧社區解決方案。於2022年6月30日，我們的物業管理及增值服務覆蓋河南省全省18個地級市（以及102個縣級城市中的101個縣級城市）及陝西、山西、河北、安徽、湖北、新疆及海南等其他七個省份，且我們服務803項物業中逾240萬名業主及住戶。我們管理各種物業組合，包括住宅物業、商場、文化旅遊綜合體、商業用公寓、辦公樓、學校、醫院、城市服務、廠房及政府機關物業。於2022年6月30日，在管面積與合約面積分別較於2021年12月31日增長4.6%及7.5%，達到142.1百萬平方米及254.7百萬平方米。

**Lifestyle services.** Lifestyle services include products and services we offer on our Jianye+ (建業+) platform, travel services, and management services we provide in Cuisine Henan Foodcourts (建業大食堂). The Jianye+ (建業+) platform is an O2O one-stop service platform which integrates our internal and external, online and offline resources in order to provide our customers with more convenient and more affordable goods and services. The Jianye+ (建業+) platform provides three main online services: (i) membership benefits; (ii) concierge services; and (iii) goods and services from One Family Community (一家公社). As at 30 June 2022, we cooperated with over 1,019 suppliers, some of which were well-known brands that were listed on NASDAQ or the Stock Exchange. We also offer a wide range of benefits, including exclusive offers with hotels, malls and restaurants in Henan. Our travel services offer four distinct types of tours to customers, namely leisure tours, corporate tours, sports and health tours and educational tours. The five Cuisine Henan Foodcourts (建業大食堂) we manage hosted over 203 vendors as at 30 June 2022, offering a wide variety of food options to consumers.

**生活服務。**生活服務包括我們於建業+平台提供的產品及服務、旅遊服務以及於建業大食堂提供的管理服務。建業+平台是一個O2O一站式服務平台，其整合了我們的內部及外部、線上及線下資源，為我們的客戶提供更便捷、更實惠的商品及服務。建業+平台提供三項主要線上服務：(i)會員權益；(ii)貼心管家服務；及(iii)來自一家公社的商品及服務。於2022年6月30日，我們與超過1,019家供應商進行合作，其中部分為在納斯達克或聯交所上市的知名品牌。我們亦提供一系列福利，包括在河南的酒店、商場及餐廳享受獨家優惠。我們的旅遊服務目前向客戶提供四類獨特的旅遊服務，即休閒旅遊、公司考察遊、體育健康旅遊及教育旅遊。於2022年6月30日，我們管理的五家建業大食堂入駐逾203名商戶，為消費者提供各種美食。





## MANAGEMENT DISCUSSION AND ANALYSIS

### 管理層討論及分析

**Commercial property management and consultation services.** Unlike property management services where we offer a series of traditional property management services to property developers, property owners and property occupants, our commercial property management and consultation services focus on enhancing the value of properties by streamlining operations of a property to reduce costs and attracting business to increase income. Our commercial property management and consultation services comprise (i) hotel management, (ii) commercial asset management and (iii) cultural tourism complex management. For hotels, we manage a hotel's overall operations, supervise hotel operations performed by an existing operator and provide consultancy services. For other commercial assets, we provide pre-opening consultation and post-opening management services. For commercial asset management, our Company primarily manages shopping malls by providing two main categories of services: (i) pre-opening consultation, which includes services such as market research on vendor and clientele demographics, financial analysis, vendor solicitation and management and strategic planning; and (ii) post-opening management services, which includes services such as vendor management, sales and operation management, and training management. As for cultural tourism complex management, our Company's services include the branding and overall operations management, consultancy services, technical support on technology research and promotion (including the selection and assessment of seeds to be used), agricultural product sale, agricultural product planting and project planning. For cultural tourism complexes, our services include overall operations and consultancy services. In each area, we strive to help our clients achieve asset value appreciation and sustainable development. As at 30 June 2022, our portfolio of commercial properties under management consisted of five cultural tourism complexes (with an aggregate site area of approximately 10.5 million sq.m.), one shopping malls (with a total GFA of approximately 0.03 million sq.m.) and ten hotels (with a total GFA of approximately 0.3 million sq.m.).

商業資產管理及諮詢服務。不同於我們為物業開發商、業主及住戶提供一系列傳統物業管理服務的物業管理服務，我們的商業資產管理及諮詢服務專注於通過簡化物業運營以降低成本及招攬業務以增加收入，從而提升物業價值。我們的商業資產管理及諮詢服務包括(i)酒店管理；(ii)商業資產管理；及(iii)文化旅遊綜合體管理。就酒店而言，我們管理酒店的整體運營、監督現有經營者實施的酒店運營及提供諮詢服務。就其他商業資產而言，我們提供開業前諮詢及開業後管理服務。就商業資產管理而言，本公司主要通過提供兩大類服務來管理商場：(i)開業前諮詢(包括對商戶及客戶數量統計進行市場調查、財務分析、商戶招攬及管理以及策略規劃等服務)；及(ii)開業後管理服務(包括商戶管理、銷售及營運管理以及培訓管理等服務)。就文化旅遊綜合體管理而言，本公司的服務包括品牌建設及整體運營管理、諮詢服務、與技術研究及推廣有關的技術支持(包括選擇及評估將使用的種子)、農產品銷售、農產品種植及項目規劃。就文化旅遊綜合體而言，我們的服務包括整體運營及諮詢服務。在各領域，我們致力於幫助客戶實現資產價值增值及可持續發展。於2022年6月30日，我們的在管商業物業組合包括五個文化旅遊綜合體(總佔地面積約為10.5百萬平方米)、一個商場(總建築面積約為0.03百萬平方米)及十家酒店(總建築面積約為0.3百萬平方米)。



### PROSPECTS AND STRATEGIES

As time goes by, the property management industry ushers in a new chapter of development amid challenges and changes. At the current stage of historical development, in the face of profound changes unseen in a century, we can only strengthen our confidence, stay true to our original aspirations, face up to challenges, continuously enhance our competitiveness, and respond to uncertainties in the context with corporate development resilience. In the meantime, we should see the development opportunities arising from the property management industry under the background of favourable policies, technology iteration, and people's general pursuit of a better life. Only by improving internal strength and seizing the opportunities can we embrace changes and open up a new pattern in the emerging strategic opportunity period.

In the second half of the year, the Group will focus on the following key strategic initiatives:

**Adhering to the essence of service and building core competitiveness.** Service is the foundation of the property management industry. The value of property management lies in satisfying people's yearning for a better life with high-quality service. In the era of intertwined certainties and uncertainties, we should get back to the essence and build the moat for corporate development with "service power".

**Increasing efforts to expand business and maintaining leading position in advantages of scale.** Currently, the property management industry still sees rapid development. Under the market logic that scale is the basis, the Group, benefitting from the release of policies, will step up efforts on the expansion of property management business and further consolidate the advantages of scale.

**Focusing on digital intelligent transformation to gain new development momentum.** The traditional property management model that relies on "people" is no longer suitable for the development of the times. Relying on science and technology and digital management tools, we can break through the limitations of time and space, effectively optimise the management model, reduce costs and increase efficiency to achieve sustainable development. The Group is committed to completing the transformation and upgrading of digital intelligence and subverting the traditional pattern to stimulate the corporate development.

### 展望與戰略

時代的車輪滾滾向前，物管行業也在一次次挑戰與變革中迎來發展的新篇。當前歷史發展階段，面對百年未有之大變局，我們唯有堅定信心、執守初心，直面挑戰，持續增強自身競爭能力，以企業發展韌性應對大環境的不確定性。同時也應看到，在政策利好、技術迭代、人們普遍追求美好生活的時代大背景下，物業管理行業的發展機遇，修煉內功，應勢而上，才能在方興未艾的戰略機遇期裡擁抱變化，開拓新格局。

下半年，本集團將專注於實施以下主要戰略性舉措：

**堅守服務的本質，鍛造核心競爭力。**服務是物業管理行業立業的根基，不斷用優質服務滿足人民對美好生活的嚮往，是物業管理的價值所在。在確定性與不確定性交織的時代，回歸本質，以「服務力」構築企業發展的護城河。

**加強外拓深耕，保持規模優勢引領。**當前，物業管理行業仍處於快速發展階段。面對規模為基的市場邏輯，乘著政策東風，本集團將繼續加強物業外拓力量，進一步夯實規模優勢。

**發力數智化轉型，實現發展向新力。**傳統物業靠「人」堆起來的管理模式，已不適合時代的發展。依靠科技力量，憑借數字化管理工具，能夠突破時間與空間的局限，有效改善管理模式，降本增效，實現持續性發展。本集團致力於完成數智化轉型升級，顛覆傳統格局，煥新企業發展。



# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

### FINANCIAL REVIEW

#### Revenue

During the Period, the Group recorded a revenue of RMB1,565.3 million (the corresponding period of 2021: RMB1,563.8 million), representing an increase of 0.1% as compared with the corresponding period in the last year. The revenue of the Group were generated from three main business segments: (i) property management and value-added services; (ii) lifestyle services; and (iii) commercial property management and consultation services.

The following table sets forth a breakdown of our revenue by each business segment during the Period.

### 財務回顧

#### 收入

期內，本集團實現收入人民幣1,565.3百萬元(2021年同期：人民幣1,563.8百萬元)，較去年同期增加0.1%。本集團收入來自三個主要業務：(i)物業管理及增值服務；(ii)生活服務；及(iii)商業資產管理及諮詢服務。

下表載列我們於期內按各業務分部劃分的收入。

		For the six months ended 30 June			
		截至6月30日止六個月			
		2022		2021	
		2022年		2021年	
		Revenue		Revenue	
		收入		收入	
		RMB'000	%	RMB'000	%
		人民幣千元	%	人民幣千元	%
Property management and value-added services	物業管理及增值服務	1,395,013	89.1	1,286,090	82.2
Lifestyle services	生活服務	105,627	6.8	206,025	13.2
Commercial property management and consultation services	商業資產管理及諮詢服務	64,628	4.1	71,712	4.6
<b>Total/Overall</b>	<b>合計／總體</b>	<b>1,565,268</b>	<b>100.0</b>	<b>1,563,827</b>	<b>100.0</b>

#### Property management and value-added services

During the Period, the revenue from our property management and value-added services amounted to RMB1,395.0 million (the corresponding period of 2021: RMB1,286.1 million), representing an increase of 8.5% as compared to the corresponding period in the last year. The increase was primarily attributable to an increase in our total GFA under management from 115.0 million sq.m. as at 30 June 2021 to 142.1 million sq.m. as at 30 June 2022, resulting in an increase of revenue from property management.

#### 物業管理及增值服務

期內，物業管理及增值服務收入達人民幣1,395.0百萬元(2021年同期：人民幣1,286.1百萬元)，較去年同期增加8.5%，該增長主要來源於本集團的總在管面積由於2021年6月30日的115.0百萬平方米增加至於2022年6月30日的142.1百萬平方米，導致物業管理收入增加。



# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

The table below sets forth the details of our revenue from each service in this business segment during the Period.

下表載列於期內我們來自該業務分部的收入詳情。

		For the six months ended 30 June			
		截至6月30日止六個月			
		2022		2021	
		2022年		2021年	
		RMB'000	%	RMB'000	%
		人民幣千元	%	人民幣千元	%
Property management services	物業管理服務	819,580	58.8	615,195	47.8
Value-added services:	增值服務：				
Community value-added services	社區增值服務	304,518	21.8	358,629	27.9
Value-added services to non-property owners	非業主增值服務	270,915	19.4	312,266	24.3
<b>Total</b>	<b>合計</b>	<b>1,395,013</b>	<b>100.0</b>	<b>1,286,090</b>	<b>100.0</b>

During the Period, revenue from property management services amounted to RMB819.6 million (the corresponding period of 2021: RMB615.2 million), representing an increase of 33.2% as compared to the corresponding period in last year, which was mainly attributable to the increase in property management income as a result of the increase in the GFA under management of the Group's property management from 115.0 million sq.m. as at 30 June 2021 to 142.1 million sq.m. as at 30 June 2022.

期內，物業管理服務收入達人民幣819.6百萬元（2021年同期：人民幣615.2百萬元），較去年同期增加33.2%，該增長主要來源於本集團物業管理的在管面積由於2021年6月30日的115.0百萬平方米增加至於2022年6月30日的142.1百萬平方米，導致物業管理收入增加。

The Group's value-added services include community value-added services and value-added services to non-property owners. Community value-added services mainly include decoration management and inspection, public area management, turnkey and move-in furnishing services, intelligent community solutions and the services of the Central China Consumers Club. Value-added services to non-property owners mainly include property agency, pre-launch intermediary services, on-site management, property inspection income, pre-delivery cleaning and other services.

本集團增值服務包括社區增值服務和非業主增值服務。社區增值服務主要包括裝修監管、公共區域管理、拎包入住、智慧社區解決方案及君鄰會等服務。非業主增值服務主要包括物業代理、前介服務、案場管理、驗房收入、開荒保潔等服務。

During the Period, revenue from community value-added services amounted to RMB304.5 million (the corresponding period of 2021: RMB358.6 million), representing a decrease of 15.1% as compared to the corresponding period in last year, which was mainly attributable to decrease of revenue from the intelligent community business to RMB155.8 million during the Period from RMB218.6 million for the corresponding period in last year, due to the impact of the sluggish real estate market in China.

期內，社區增值服務收入達人民幣304.5百萬元（2021年同期：人民幣358.6百萬元），較去年同期降低15.1%，該降低主要由於受到國內房地產市場持續低迷影響，智慧社區業務收入由去年同期的人民幣218.6百萬元下降至期內的人民幣155.8百萬元。



## MANAGEMENT DISCUSSION AND ANALYSIS

### 管理層討論及分析

During the Period, revenue from value-added services to non-property owners amounted to RMB270.9 million (the corresponding period of 2021: RMB312.3 million), representing a decrease of 13.2% as compared to the corresponding period in last year, which was mainly attributable to decrease of revenue from pre-launch intermediary services to RMB30.4 million during the Period from RMB81.1 million for the corresponding period in last year, due to the impact from the real estate industry.

As of 30 June 2022, the total GFA under management of the Group was 142.1 million sq.m., representing an increase of 6.2 million sq.m. or 4.6% as compared with 135.9 million sq.m. as of 31 December 2021. The increase was mainly attributable to the increase in expansion projects. During the Period, the average property management fee rate charged by the Group was approximately RMB1.73 per sq.m./month (the corresponding period of 2021: 1.79 per sq.m./month).

The table below sets out the breakdown of our total GFA under management for our property management services attributable to the properties developed by Central China Real Estate Limited ("CCRE") and its subsidiaries (the "CCRE Group") (and its associates or joint ventures) and third-party property developers as at the dates indicated.

期內，非業主增值服務收入達人民幣270.9百萬元（2021年同期：人民幣312.3百萬元），較去年同期降低13.2%，該降低主要由於受到房地產行業的影響，集團前介服務收入由去年同期的人民幣81.1百萬元降至期內的人民幣30.4百萬元。

於2022年6月30日，本集團總在管面積為142.1百萬平方米，較於2021年12月31日的135.9百萬平方米增加6.2百萬平方米，增長率為4.6%，該增長主要來源於外拓項目的增加。期內，本集團住宅物業項目平均物業管理費率約為人民幣1.73元/平方米/月（2021年同期：人民幣1.79元/平方米/月）。

下表載列於所示日期與我們向建業地產股份有限公司（「建業地產」及其附屬公司（「建業集團」）及其聯營公司或合資企業）及第三方物業開發商所開發物業提供的物業管理服務有關的在管總建築面積明細。

		As at 30 June 2022 截至2022年6月30日		As at 31 December 2021 截至2021年12月31日	
		GFA 建築面積		GFA 建築面積	
		'000 sq.m.	%	'000 sq.m.	%
		千平方米	%	千平方米	%
The CCRE Group and its associates or joint ventures	建業集團及其聯營公司或合資企業	65,130	45.8	62,766	46.2
Third-party property developers	第三方物業開發商	77,000	54.2	73,117	53.8
<b>Total</b>	<b>合計</b>	<b>142,130</b>	<b>100.0</b>	<b>135,883</b>	<b>100.0</b>

### LIFESTYLE SERVICES

For lifestyle services, we offer a wide range of lifestyle services, which include (i) products and services we offer on our Jianye+ (建業+) platform, (ii) travel services, and (iii) management services we provide in Cuisine Henan Foodcourts (建業大食堂). During the Period, the revenue from our lifestyle services amounted to RMB105.6 million (the corresponding period of 2021: RMB206.0 million), representing a decrease of 48.7% as compared with the corresponding period in the last year. Such decrease was mainly attributable to the low consumer confidence among residents due to the impact of the resurgence of the pandemic and the economic situation, resulting in the decrease of revenue from the "Jianye+" platform.

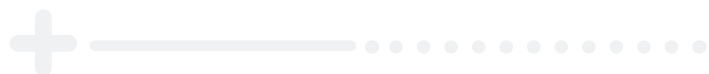
The table below sets forth the details of our revenue from each service in this business segment during the Period.

### 生活服務

就生活服務而言，我們提供一系列生活服務，包括(i)在建業+平台上提供的產品及服務；(ii)旅遊服務；及(iii)我們在建業大食堂提供的管理服務。期內，生活服務收入達人民幣105.6百萬元(2021年同期：人民幣206.0百萬元)，較去年同期降低48.7%。該下降主要是由於受到疫情反覆、經濟形勢等大環境影響，居民消費信心不足，導致建業+平台銷售收入下降。

下表載列於期內我們來自該業務分部各項服務的收入詳情：

		For the six months ended 30 June 截至6月30日止六個月			
		2022 2022年		2021 2021年	
		RMB'000 人民幣千元	%	RMB'000 人民幣千元	%
Jianye+	建業+	96,861	91.7	170,080	82.5
Travel services	旅遊服務	3,395	3.2	28,191	13.7
Cuisine Henan Foodcourts	建業大食堂	5,371	5.1	7,754	3.8
<b>Total</b>	<b>合計</b>	<b>105,627</b>	<b>100.0</b>	<b>206,025</b>	<b>100.0</b>



# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

### COMMERCIAL PROPERTY MANAGEMENT AND CONSULTATION SERVICES

For commercial property management and consultation services, we offer services in respect of (i) hotel management; (ii) commercial asset management; and (iii) cultural tourism complex management. During the Period, the revenue from our commercial property management and consultation services reached RMB64.6 million (the corresponding period of 2021: RMB71.7 million), representing a decrease of 9.9% as compared to the corresponding period in last year. Such decrease was mainly attributable to the decrease of revenue from the cultural tourism complex management to RMB40.1 million during the Period from RMB54.4 million for the corresponding period in last year.

The table below sets forth the details of our revenue from each service in this business segment during the Period.

### 商業資產管理及諮詢服務

就商業資產管理及諮詢服務而言，我們提供以下方面的服務：(i)酒店管理；(ii)商業資產管理；及(iii)文化旅遊綜合體管理。期內，商業資產管理及諮詢服務收入達人民幣64.6百萬元(2021年同期：人民幣71.7百萬元)，較去年同期降低9.9%，該降低主要是由於文化旅遊綜合管理收入由去年同期的人民幣54.4百萬元降低至期內的人民幣40.1百萬元。

下表載列於期內我們來自該業務分部各項服務的收入詳情：

For the six months ended 30 June					
截至6月30日止六個月					
		2022		2021	
		2022年		2021年	
		RMB'000	%	RMB'000	%
		人民幣千元	%	人民幣千元	%
Hotel management	酒店管理	4,633	7.2	4,519	6.4
Commercial property management	商業資產管理	19,886	30.8	12,800	17.8
Cultural tourism complex management	文化旅遊綜合體管理	40,109	62.0	54,393	75.8
<b>Total</b>	<b>合計</b>	<b>64,628</b>	<b>100.0</b>	<b>71,712</b>	<b>100.0</b>

### COST OF SALES

Our cost of sales primarily consists of employee benefit expenses, outsourcing labor costs, greening and cleaning expenses, cost of goods sold, outsourcing costs of tourism services, utilities, selling expenses, maintenance business costs, construction costs, professional service fees, security charges, depreciation and amortisation charges, travelling and entertainment expenses, office expenses, taxes and other levies and other costs.

During the Period, cost of sales of the Group was RMB1,067.7 million (the corresponding period of 2021: RMB1,062.0 million), which was not changed significantly as compared with that of the corresponding period in last year.

### 銷售成本

我們的銷售成本主要包括僱員福利開支、勞務外包成本、綠化及清潔費、銷貨成本、旅遊服務外包成本、公用事業費、保養成本、建築成本、專業服務費、安保費、折舊及攤銷費、差旅及招待開支、辦公開支、稅項及其他徵費以及其他費用。

期內，本集團的銷售成本為人民幣1,067.7百萬元(2021年同期：人民幣1,062.0百萬元)，較去年同期相比無明顯變動。

### GROSS PROFIT AND GROSS PROFIT MARGIN 毛利及毛利率

The following table sets forth our gross profit and gross profit margin by business segment for the Period.

下表載列我們於期間按業務分部劃分的毛利及毛利率。

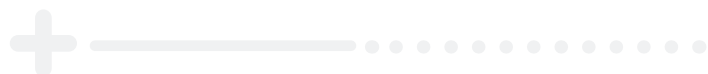
		For the six months ended 30 June 截至6月30日止六個月			
		2022 2022年		2021 2021年	
		Gross profit		Gross profit	
		Gross profit	margin	Gross profit	margin
		毛利	毛利率	毛利	毛利率
		RMB'000	%	RMB'000	%
		人民幣千元	%	人民幣千元	%
Property management and value-added services:	物業管理及增值服務：				
Property management services	物業管理服務	155,209	18.9	113,482	18.4
Community value-added services	社區增值服務	128,636	42.2	127,404	35.5
Value-added services to non-property owners	非業主增值服務	129,584	47.8	141,296	45.2
		413,429	29.6	382,182	29.7
Lifestyle services	生活服務	36,072	34.1	70,784	34.4
Commercial property management and consultation services	商業資產管理及諮詢服務	48,069	74.4	48,837	68.1
<b>Total</b>	<b>合計</b>	<b>497,570</b>	<b>31.8</b>	<b>501,803</b>	<b>32.1</b>

During the Period, the gross profit of the Group was RMB497.6 million (the corresponding period of 2021: RMB501.8 million), representing a decrease of 0.8% as compared to the corresponding period in last year. The gross profit margin of the Group decreased from approximately 32.1% for the corresponding period in last year to approximately 31.8% for the Period, which was mainly attributable to the decrease in gross profit margins of the lifestyle services segment.

期內，本集團毛利為人民幣497.6百萬元（2021年同期：人民幣501.8百萬元），較去年同期下降0.8%。本集團的毛利率從去年同期的約32.1%降至截至期內的約31.8%，主要由於生活服務板塊毛利率下降所致。

The gross profit margin of our property management and value-added services decreased slightly from 29.7% for the corresponding period in last year to 29.6% for the Period, which remained at a similar level.

我們的物業管理及增值服務的毛利率從去年同期的29.7%稍降至期內的29.6%，基本持平。





# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

The gross profit margin of our lifestyle services for the Period and the corresponding period in last year was approximately 34.1% and approximately 34.4% respectively, the decrease was mainly due to the decrement in the gross profit margin of the “Jianye+” platform.

The gross profit margin of our commercial property management and consultation services decreased from approximately 68.1% for the corresponding period in last year to approximately 74.4% for the Period, mainly due to the increase of the gross profit margin of the cultural tourism complex business.

### SELLING AND MARKETING EXPENSES

During the Period, the selling and marketing expenses of the Group amounted to RMB17.4 million, representing a decrease of 32.8% as compared with RMB25.8 million in the corresponding period in last year, and accounting for approximately 1.1% of our revenue, which was a decrease of 0.6 percentage points as compared with the corresponding period in last year. In order to improve the Company’s performance, the Group adjusted its operation strategies and reduced sales expansion to cut down unnecessary selling expenses.

### ADMINISTRATIVE EXPENSES

During the Period, the administrative expenses of the Group amounted to RMB104.5 million, representing a decrease of 28.3% as compared with RMB145.8 million in the corresponding period in last year, and accounting for approximately 6.7% of our revenue, which was a decrease of 2.6 percentage points as compared with the corresponding period in last year. This was mainly attributable to (i) the enhanced management efficiency by reducing redundant management structure by the Group to improve performance; and (ii) the reduction in non-essential administrative expenses such as business hospitality, office expenses and travel expenses.

### OTHER INCOME

During the Period, other income of the Group amounted to RMB44.9 million (the corresponding period of 2021: RMB18.5 million), representing an increase of 142.9% as compared with the corresponding period in last year, which was mainly due to increase in the interest income from the third parties

我們的生活服務的毛利率於期內及去年同期分別為約34.1%及約34.4%，該下降主要由於「建業+」平台業務毛利率降低所致。

我們的商業資產管理及諮詢服務的毛利率從去年同期的約68.1%增至期內的約74.4%，主要是由於文化旅遊綜合體管理業務毛利率增加所致。

### 銷售及營銷開支

期內，本集團的銷售及營銷開支為人民幣17.4百萬元，較去年同期的人民幣25.8百萬元降低32.8%，佔收入約1.1%，較去年同期下降0.6個百分點，主要由於集團調整運營策略，降低銷售擴張規模，減少非必要的銷售開支，提升公司績效。

### 行政開支

期內，本集團的行政開支為人民幣104.5百萬元，較去年同期的人民幣145.8百萬元降低28.3%，佔收入比約6.7%，較去年同期下降2.6個百分點，主要是由於(i)集團減少冗餘管理架構，提升管理效率以提升業績；及(ii)減少非必要的業務招待費用、辦公費用、差旅費用等行政開支。

### 其他收入

期內，本集團的其他收入為人民幣44.9百萬元(2021年同期：人民幣18.5百萬元)，較去年同期增加142.9%，主要為期內獲得第三方利息收入增加所致。



### INCOME TAX

During the Period, income tax expense of the Group amounted to RMB96.6 million (the corresponding period of 2021: RMB73.6 million). The income tax rate for the Period was 24.3% (the corresponding period of 2021: 21.4%), representing an increase of 2.9 percentage points as compared with the corresponding period of 2021, mainly due to the higher proportion of profits generated by the non-HNTE subsidiaries of the Group.

### PROFITS

During the Period, the net profit of the Group amounted to RMB301.5 million, representing an increase of 11.3% as compared with RMB270.8 million in the corresponding period in last year. The net profit margin was 19.3%, representing an increase of 2.0 percentage points as compared with 17.3% in the corresponding period in last year, which was mainly due to the effective control over sales, marketing and administrative expenses during the Period. During the Period, the profit attributable to owners of the Company amounted to RMB289.8 million, representing an increase of 11.4% as compared with RMB260.2 million in the corresponding period in last year. Basic earnings per share amounted RMB0.23 (corresponding period for 2021: RMB0.21).

### FINANCIAL RESOURCES MANAGEMENT AND CAPITAL STRUCTURE

We have adopted comprehensive treasury policies and internal control measures to review and monitor our financial resources. As at 30 June 2022, the Group's cash and cash equivalents amounted to approximately RMB1,969.5 million (31 December 2021: approximately RMB2,264.4 million). As at 30 June 2022, the Group has a total of bank borrowings of RMB75.7 million, (31 December 2021: nil) Subsequent to the reporting period, the Board has recommended the declaration and payment of an interim dividend of approximately RMB231.9 million in total to the shareholders of the Company, which will be distributed out of the Company's share premium, subject to shareholders' approval. The interim dividend is proposed to be paid on or around Friday, 30 September 2022 to the shareholders of the Company whose names appear on the register of members of the Company at the close of business on Wednesday, 21 September 2022. Please see the Company's circular dated 26 August 2022 for details.

### 所得稅

期內，本集團的所得稅支出為人民幣96.6百萬元（2021年同期：人民幣73.6百萬元）。期內所得稅稅率為24.3%（2021年同期：21.4%），較2021年同期上升2.9個百分點，主要是由於本集團非高新技術企業附屬公司利潤佔比較高所致。

### 利潤

期內，本集團的淨利潤為人民幣301.5百萬元，較去年同期的人民幣270.8百萬元增加11.3%。淨利潤率為19.3%，較去年同期的17.3%上升2.0個百分點，主要是由於本集團期內有效控制銷售、營銷及行政開支等成本所致。期內本公司股東應佔利潤為人民幣289.8百萬元，相比去年同期的人民幣260.2百萬元增加11.4%。每股基本盈利為人民幣0.23元（2021年同期：人民幣0.21元）。

### 財務資源管理及資本架構

我們已採納全面的財政政策及內部控制措施以審查及監控我們的財務資源。於2022年6月30日，本集團的現金及現金等價物約為人民幣1,969.5百萬元（2021年12月31日：約人民幣2,264.4百萬元）。於2022年6月30日，本集團共有銀行借款75.7百萬元（2021年12月31日：無）。報告期後，董事會建議向本公司的股東宣派中期股息合共約人民幣231.9百萬元，將從本公司的股份溢價賬派付，惟須取得股東批准。本公司建議於2022年9月30日（星期五）或前後向於2022年9月21日（星期三）營業結束時名列本公司股東名冊的本公司股東派付中期股息。有關詳情請見本公司日期為2022年8月26日的通函。



## MANAGEMENT DISCUSSION AND ANALYSIS

### 管理層討論及分析

The gearing ratio is calculated as total borrowings divided by total equity, and the sum of long-term and short-term interest bearing bank loans and other loans as at the corresponding date divided by the total equity as at the same date. As at 30 June 2022, the gearing ratio was 2.5% (31 December 2021: nil).

#### TRADE AND OTHER RECEIVABLES

As at 30 June 2022, trade and other receivables amounted to RMB2,440.5 million, representing an increase of 13.3% as compared with that of RMB2,153.7 million as at 31 December 2021, which was primarily attributable to the slow-down in collection of receivables of the Group, which was impacted by the real estate industry and the economic situation.

#### TRADE AND OTHER PAYABLES

As at 30 June 2022, trade and other payables amounted to RMB928.5 million, representing an increase of 1.0% as compared with that of RMB919.3 million as at 31 December 2021, which was primarily attributable to the increase in the GFA under management and subcontracting of more services to independent third-party service providers resulting in scale expansion of the Group's payables.

#### BORROWINGS

As at 30 June 2022, borrowings amounted to RMB75.7 million, while the Group had no borrowings as at 31 December 2021, which was attributable to the bank borrowings of Henan Tianming Property Management Co., Ltd.\* (河南天明物業管理有限公司) ("Henan Tianming") incurred prior to its acquisition by the Group, of which the equity interest was acquired by the Group during the Period, and was included in the Group's consolidated statements.

資本負債比率為借款總額除以權益總額。按於相應日期的長期和短期計息銀行貸款與其他貸款的總和除以於相同日期的權益總額計算。於2022年6月30日，資本負債比率為2.5% (2021年12月31日：零)。

#### 貿易及其他應收款項

於2022年6月30日，貿易及其他應收款項達人民幣2,440.5百萬元，較於2021年12月31日的人民幣2,153.7百萬元增長13.3%，主要是由於本集團受到房地產行業及經濟形式等大環境影響，回款放緩。

#### 貿易及其他應付款項

於2022年6月30日，貿易及其他應付款項達人民幣928.5百萬元，較於2021年12月31日的人民幣919.3百萬元增加1.0%。主要由於因在管建築面積增加及將更多服務分包予獨立第三方服務供應商導致本集團應付款項規模擴大。

#### 借款

於2022年6月30日，借款為人民幣75.7百萬元，而於2021年12月31日本集團並無借款，主要由於河南天明物業管理有限公司（「河南天明」）的銀行借款乃於本集團收購河南天明前產生，其中的股權乃本集團於期內取得，並納入本集團合併報表。



### PROCEEDS FROM THE LISTING

References are made to (i) the prospectus of the Company dated 5 May 2020 relating to the global offering; (ii) the annual report of the Company for the year ended 31 December 2020; and (iii) the announcements dated 8 July 2021 and 16 March 2022 relating to the updates on expected timeline for use of proceeds. The Company's ordinary shares were listed on the main board of Hong Kong Stock Exchange (the "Listing") on 15 May 2020 and issued a total of 1,245,000,000 ordinary shares. After deducting the underwriting fees and relevant expenses, net proceeds from the Listing amounted to approximately HK\$2,280.8 million (equivalent to RMB2,088.7 million). As at 30 June 2022, the Group has used approximately RMB519.5 million of the proceeds.

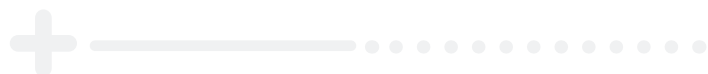
The table below sets forth the allocation and status of utilisation of the proceeds and the expected timeline of the use of the unutilised proceeds:

### 上市所得款項

茲提述(i)本公司日期為2020年5月5日有關全球發售的招股章程；(ii)本公司截至2020年12月31日止年度的年報；及(iii)日期為2021年7月8日及2022年3月16日有關所得款項用途預期時間表的最新情況的公告。本公司普通股於2020年5月15日成功在香港聯交所主板上市(「上市」)，發行合共1,245,000,000股普通股，剔除包銷費用及相關開支後，上市所得款項淨額約為2,280.8百萬港元(相當於人民幣2,088.7百萬元)。於2022年6月30日，本集團已使用約人民幣519.5百萬元的所得款項。

下表載列所得款項的分配及使用情況，以及使用未動用所得款項的預期時間表：

Major Categories	Sub-categories	Respective percentage of total proceeds	Respective amount of total proceeds	Actual expenditures as at 30 June 2022	Unused net proceeds as at 30 June 2022	Time frame
主要類別	子類別	各佔所得款項總額百分比	各佔所得款項總額金額 RMB'000 人民幣千元	於2022年6月30日的實際開支 RMB'000 人民幣千元	於2022年6月30日的未使用的所得款項淨額 RMB'000 人民幣千元	時間表
1. Strategic investment, cooperation and acquisition		60%	1,253,216	126,694	1,126,522	
1. 戰略性投資、合作及收購						
	1.1 Acquiring property management service providers	40%	835,478	108,502	726,976	Between one year to three and a half years after Listing
	1.1 收購物業管理服務提供商					上市後一至三年半
	1.2 Acquiring companies that will expand our portfolio	10%	208,869	-	208,869	Between one year to three and a half years after Listing
	1.2 收購將擴大我們物業組合的公司					上市後一至三年半
	1.3 Acquiring other companies that can bring synergies to our business, in particular, our value-added services	10%	208,869	18,192	190,677	Between one year to three and a half years after Listing
	1.3 收購其他可為我們業務(尤其是增值服務)帶來協同效應的公司					上市後一至三年半



# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

Major Categories	Sub-categories	Respective percentage of total proceeds	Respective amount of total proceeds	Actual expenditures as at 30 June 2022	Unused net proceeds as at 30 June 2022	Time frame
主要類別	子類別	各佔所得款項總額百分比	各佔所得款項總額金額 RMB'000 人民幣千元	於2022年6月30日的實際開支 RMB'000 人民幣千元	於2022年6月30日的未使用的所得款項淨額 RMB'000 人民幣千元	時間表
2. Enhancement of Jianye+ platform to optimise user experience		15%	313,304	111,013	202,291	
2. 加強建業+平台以優化用戶體驗						
	2.1 Developing and optimising software and our cloud system	5%	104,435	50,337	54,098	Between one year to three and a half years after Listing
	2.1 開發及優化軟件及雲系統					上市後一至三年半
	2.2 Improving and expanding our facilities and equipment	4%	83,548	1,966	81,582	Between one year to three and a half years after Listing
	2.2 改善及擴展我們的設施及設備					上市後一至三年半
	2.3 Expansion of scale and diversity of membership resources	4%	83,548	49,707	33,841	Between one year to three and a half years after Listing
	2.3 擴大會員資源的規模及多樣性					上市後一至三年半
	2.4 Expansion of our user base	2%	41,773	9,003	32,770	Between one year to three and a half years after Listing
	2.4 擴大用戶群					上市後一至三年半
3. Investment in advanced information technology systems		15%	313,304	84,416	228,888	
3. 投資先進信息技術系統						
	3.1 Building intelligence communities and upgrading facilities	7%	146,209	81,534	64,675	Between one year to three and a half years after Listing
	3.1 建設智慧社區及升級設施					上市後一至三年半
	3.2 Developing our financial sharing system	2.5%	52,217	1,665	50,552	Between one year to three and a half years after Listing
	3.2 開發財務共享系統					上市後一至三年半
	3.3 Developing a process control and KPI integration system	4%	83,548	1,008	82,540	Between one year to three and a half years after Listing
	3.3 開發流程控制及KPI集成系統					上市後一至三年半
	3.4 Achieving digitalised documentation	1.5%	31,330	209	31,121	Between one year to three and a half years after Listing
	3.4 實現文件數字化					上市後一至三年半
4. General working capital	Working capital and other general corporate purposes	10%	208,870	197,365	11,505	Between one to three years after Listing
4. 一般營運資金	營運資金及其他一般公司用途					上市後一至三年
		100%	2,088,694	519,488	1,569,206	

The unused proceeds are expected to be used for the above purposes within the specified timeframe, though it may be subject to changes in market conditions from time to time.

預計於上市日期後特定時間內，未動用所得款項將用於上述用途，惟可能視乎市況的不時變動而定。



### PLEDGE OF ASSETS

As at 30 June 2022, the Group did not have any pledged assets for its loan guarantee.

### MAJOR ACQUISITION AND DISPOSALS

In January 2022, the Group acquired 51% equity interests in Henan Tianming, at a cash consideration of RMB33,660,000. Henan Tianming is a property management company located in Zhengzhou City, Henan Province, the PRC.

Save for the above, the Group did not have any major acquisition and disposals of subsidiaries and associated companies during the Period.

### MAJOR INVESTMENT

As at 30 June 2022, the Group did not hold any significant investment.

### CONTINGENT LIABILITIES AND CAPITAL COMMITMENT

As at 30 June 2022, the Group did not have any significant contingent liabilities and capital commitment.

### Foreign Exchange Risk

The principal activities of the Group are conducted in the PRC, and a majority of the Group's income and expenses were denominated in Renminbi. Therefore, the Group is not exposed to material risk directly relating to foreign exchange rate fluctuation except certain bank balances were denominated in Hong Kong dollars, which were held by the Company in its own functional currency. Currently, the Group has not entered into contracts to hedge its exposure to foreign exchange risk, but the management will continue to monitor the foreign exchange exposure, and take prudent measures to reduce the foreign exchange risk.

### 資產抵押

於2022年6月30日，本集團未有為貸款抵押擔保。

### 重大收購及出售

於2022年1月，本集團收購河南天明的51%股權，現金代價為人民幣33,660,000元。河南天明為位於中國河南省鄭州市的物業管理公司。

除上文所述者外，本集團於期內並無任何重大收購及出售附屬公司及聯營公司事項。

### 重大投資

於2022年6月30日，本集團無持有任何重大投資。

### 或然負債及資本承擔

於2022年6月30日，本集團並無任何重大或然負債及資本承擔。

### 外匯風險

本集團於中國進行主要業務，而本集團大部分的收入及開支以人民幣計值。因此，除若干本公司持作自身功能貨幣的銀行結餘以港元計值外，本集團並未承受與外匯匯率波動直接相關的重大風險。目前，本集團並未訂立合約對沖所承受的外匯風險，但管理層將監察外匯風險敞口，並採取審慎措施減輕外匯風險。



# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

### EMPLOYEES AND REMUNERATION POLICY

As at 30 June 2022, we had 6,576 full time employees, substantially all of whom were located in Henan province.

As a value-driven and strategy-oriented enterprise, the Company is undergoing a series of organisational changes in 2022, resulting in a flatter overall management operation. The organisation's management positions are open for recruitment, and young people with strength and commitment are selected to take up the positions. At the same time, a fund for entrepreneurship and innovation is set up to help everyone in the co-creation and sharing, so as to stimulate all staff to take the initiative to participate in the changes and achieve organisational vitality.

In addition, the Company takes professional ethics and professional ability as important standards for selecting and employing employees and strengthens employee training and continuous education to constantly improve their quality. The Company also attaches high importance to staff's individual career. It assists employees to plan out their career paths according to their expertise and capabilities, provides them with various career channels and development opportunities, and cultivates and retains talent for key posts to promote the continuous improvement of its organising ability.

The overall remuneration system of the Company will also be adjusted with flexibility with reference to the prevailing market remuneration level to further optimise its existing remuneration and incentive system and establish a performance-oriented management concept and remuneration and incentive system. The remuneration levels, remuneration adjustment and job transfer of employees will be determined based on their performance appraisal results, to ensure the external competitiveness and internal equity of the remunerations of our employees and provide guarantees for retaining and attracting talents.

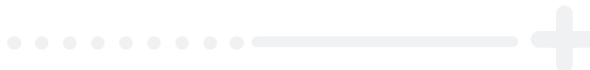
### 僱員及薪酬政策

於2022年6月30日，我們有6,576名全職僱員，幾乎所有僱員位於河南省。

作為一家價值觀驅動、戰略導向型企業，2022年公司進行一系列組織變革，整體管理運營更加扁平化。組織管理崗位的公開競聘，遴選有衝勁有擔當的年輕人員走上崗位，同時設立創業創新基金，幫助大家實現共創共擔共享，激發全體員工主動參與變革的積極性，實現組織活力。

此外，公司將職業道德和專業能力作為選拔和聘用員工的重要標準，切實加強員工培訓和繼續教育，不斷提升員工素質。公司亦十分重視員工個人職業發展，會依據員工專長及能力協助其規劃職業發展方向，為員工提供廣泛的職業通道與發展機會，培養並保留關鍵崗位人才，以促進組織能力持續提升。

公司整體薪酬體系結合市場薪酬水平進行靈活調整，進一步優化現行薪酬激勵體系，建立以業績為導向的管理理念和薪酬激勵機制，根據員工業績評價結果決定其薪資水平、薪酬調整及職位調動等，以保證薪酬的外部競爭性和內部公平性，為保留和吸納優秀人才提供保證。



### DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES OR DEBENTURES

As at 30 June 2022, the interests and short positions of the directors (the "Directors") and chief executives of the Company in the shares (the "Shares"), underlying Shares and debentures (the "Debentures") of the Company or its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")) required to be recorded in the register required to be kept by the Company under Section 352 of the SFO, or otherwise notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO or pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") in Appendix 10 to the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules"), were as follows or as disclosed under the section headed "Share Option Scheme" below:

### 董事及主要行政人員於股份、相關股份或債券中的權益及淡倉

於2022年6月30日，本公司董事（「董事」）及主要行政人員於本公司或其相聯法團（定義見《證券及期貨條例》（「《證券及期貨條例》」）第XV部）的股份（「股份」）、相關股份及債券（「債券」）中，擁有本公司須根據《證券及期貨條例》第352條規定已存置的登記冊所記錄或根據《證券及期貨條例》第XV部第7及第8分部或根據《聯交所證券上市規則》（「上市規則」）附錄10《上市發行人董事進行證券交易的標準守則》（「《標準守則》」）須知會本公司及聯交所的權益及淡倉如下（或於下文「購股權計劃」一節披露）：

#### (a) Long positions in the Shares and underlying Shares of the Company

#### (a) 於本公司股份及相關股份中的好倉

Name of Director or chief executive	Capacity and nature of interest	Number of share options held <sup>1</sup>	Number of Shares held	Approximate percentage of the interest in the Company's issued share capital <sup>2</sup>
董事或主要行政人員姓名	身份及權益性質	所持購股權數目 <sup>1</sup>	所持股份數目	權益佔本公司已發行股本的概約百分比 <sup>2</sup>
Mr. Wang Jun	Interest in a controlled corporation	–	45,398,000	3.58%
王俊先生	受控法團權益			
Ms. Min Huidong	Beneficial owner	2,520,000	3,471,000	0.47%
閔慧東女士	實益擁有人			
Ms. Wu Lam Li	Interest of a spouse	–	848,092,944	66.82%
李琳女士	配偶權益			
Mr. Wang Qian <sup>3</sup>	Beneficial owner	9,338,000	–	0.74%
王乾先生 <sup>3</sup>	實益擁有人			





# DISCLOSURE OF INTERESTS

## 權益披露

Notes:

- Such interest in the Shares is held pursuant to the share options granted under the Pre-IPO Share Option Scheme (as defined below), the details of which are disclosed on pages 33 to 35 of this interim report.
- The approximate percentage of the interest in the Company's issued share capital is based on a total of 1,269,206,000 Shares of the Company in issue as at 30 June 2022.
- Such share options have been granted pending acceptance by Mr. Wang Qian.

附註：

- 有關股份權益乃根據首次公開發售前購股權計劃(定義見下文)授出的購股權而持有，詳情載於本中期報告第33至35頁。
- 本公司已發行股本的權益概約百分比按於2022年6月30日本公司已發行股份總數1,269,206,000股計算。
- 該等購股權已獲授出，有待王乾先生接受。

### (b) Long position in the shares of our associated corporation

### (b) 於我們相聯法團股份中的好倉

Name of Director	Name of associated corporation	Nature of interest	Class and number of securities held	Percentage of interests in the associated corporation immediately as at 30 June 2022 截至2022年6月30日於相聯法團的權益百分比
董事姓名	相聯法團名稱	權益性質	所持股份類別及數目	
Ms. Wu Lam Li 李琳女士	Enjoy Start Limited 創怡有限公司	Interest of a spouse 配偶權益	1 ordinary share 1股普通股	100%

Save as disclosed above or under the section headed "Share Option Scheme" below, as at 30 June 2022, none of the Directors, chief executives of the Company or their associates had any interests or short positions in any Shares, underlying Shares and Debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which would have to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which the Directors and chief executives were deemed or taken to have under the provisions of the SFO), or which were required to be and are recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO, or which were required to be notified to the Company and the Stock Exchange pursuant to the Model Code.

除上文或於下文「購股權計劃」一節披露者外，於2022年6月30日，概無本公司董事、主要行政人員或彼等之聯繫人於本公司或其相聯法團(定義見《證券及期貨條例》第XV部)之股份、相關股份及債券中，擁有根據《證券及期貨條例》第XV部第7及第8分部須知會本公司及聯交所的權益或淡倉(包括根據《證券及期貨條例》的條文，董事及主要行政人員被視為或當作擁有的權益及淡倉)，或根據《證券及期貨條例》第352條須登記及已登記於本公司須存置的登記冊內的權益或淡倉，或根據《標準守則》須知會本公司及聯交所的權益或淡倉。



### SHARE OPTION SCHEMES

#### (a) Pre-IPO share option scheme

The pre-IPO share option scheme (the “Pre-IPO Share Option Scheme”) was conditionally adopted by the Shareholders on 29 April 2020.

#### *Purpose of the Pre-IPO Share Option Scheme*

The purpose of the Pre-IPO Share Option Scheme is to provide incentive or reward eligible participants for their past and continuing contribution to the Group.

#### *Participants of the Pre-IPO Share Option Scheme*

Eligible participants include any director, employee, customer, supplier, agent, partner, consultant, shareholder or contractor (or trustees or companies beneficially owned by any of the above), in each case of the Group or an associate company in which the Group is a shareholder.

#### *Maximum number of Shares*

The Company granted two batches of share options to subscribe for 45,000,000 shares pursuant to the Pre-IPO Share Option Scheme (the “Pre-IPO Share Options”) on 3 January 2019 and 10 January 2019. No further Pre-IPO Share Options will be granted. As at 30 June 2022, the Pre-IPO Share Options to subscribe for 14,036,000 Shares (representing approximately 1.1% of the issued share capital of the Company as at the date of this report) remained outstanding.

#### *Limit for each participant*

The maximum number of Shares issued and to be issued upon exercise of the options granted to any individual grantee shall not exceed 1.0% of the total issued Shares immediately upon its listing (without taking into account any Shares which may be allotted and issued upon the exercise of the Pre-IPO Share Options and the Post-IPO Share Options), unless approved by the shareholders of the Company.

### 購股權計劃

#### (a) 首次公開發售前購股權計劃

股東於2020年4月29日有條件採納首次公開發售前購股權計劃(「首次公開發售前購股權計劃」)。

#### *首次公開發售前購股權計劃的目的*

首次公開發售前購股權計劃旨在向過往及持續對本集團作出貢獻的合資格參與者提供獎勵或酬謝。

#### *首次公開發售前購股權計劃的參與者*

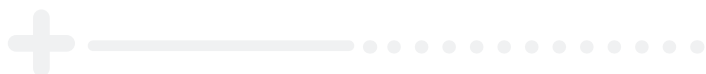
合資格參與者包括任何董事、僱員、客戶、供應商、代理、合夥人、顧問、股東或承包商(或受託人或由上述任何人實益擁有的公司)，在每一種情況下，都屬於集團或集團為股東的聯營公司。

#### *最高股份數目*

本公司於2019年1月3日及2019年1月10日根據首次公開發售前購股權計劃授出兩批購股權(「首次公開發售前購股權」)認購45,000,000股股份，概無授出更多首次公開發售前購股權。於2022年6月30日，可供認購14,036,000股股份(佔本公司於本報告日期已發行股本約1.1%)的首次公開發售前購股權尚未行使。

#### *各參與者的限額*

除非得到本公司股東的批准，否則在行使授予任何個人承授人的購股權時，已發行和將發行的最高股份數目不得超過緊接其上市後已發行股份總數的1.0%(未計入因行使首次公開發售前購股權和首次公開發行後購股權而可能配發和發行的任何股份)。



## DISCLOSURE OF INTERESTS

### 權益披露

#### **Option period and vesting**

The Pre-IPO Share Options may be exercised according to the terms of the Pre-IPO Share Option Scheme in whole or in part by the grantee after vesting but before the expiry of five years after the vesting date. Any option which remains unexercised shall lapse upon the expiry of such option period.

The Pre-IPO Share Options will be vested in 3 tranches as follows, provided that the annual performance appraisal target set by the Group for the relevant financial year is satisfied:

- 30% of the total number of the options will be vested six months immediately following the Listing Date;
- 30% of the total number of the options will be vested 12 months immediately following the Listing Date; and
- 40% of the total number of the options will be vested 24 months immediately following the Listing Date.

#### **Payment on acceptance of offer and exercise price**

Each grantee was required to pay HK\$1 as consideration for the acceptance of the grant of the Pre-IPO Share Options. The exercise price is HK\$0.62 per Share, which was determined by the Board.

#### **Remaining life of the Pre-IPO Share Option Scheme**

The Pre-IPO Share Option Scheme took effect upon the listing of the Company and shall remain in full force and effect to the extent necessary to give effect to the exercise of any options granted prior thereto.

For details, please see the prospectus of the Company dated 5 May 2020.

#### **購股權期限及歸屬期**

承授人可於歸屬後(惟於歸屬日期五年後屆滿前)根據首次公開發售前購股權計劃的條款全部或部分行使首次公開發售前購股權。任何未行使的購股權將在該購股權期限屆滿時失效。

首次公開發售前購股權將按下文所載分為三批歸屬，前提為本集團就相關財政年度設定的年度績效考核目標已獲達成：

- 購股權總數的30%將於緊隨上市日期後六個月獲歸屬；
- 購股權總數的30%將於緊隨上市日期後12個月獲歸屬；及
- 購股權總數的40%將於緊隨上市日期後24個月獲歸屬。

#### **接受要約和行使價時的付款**

每名承授人須支付1港元作為接納授出首次公開發售前購股權的代價。行使價為每股0.62港元，由董事會決定。

#### **首次公開發售前購股權計劃的剩餘期限**

首次公開募股前股票期權計劃於公司上市後生效，並將在必要範圍內維持十足效力及作用，以使在此之前授予的任何購股權生效。

詳情請參閱公司日期為2020年5月5日的招股章程。



# DISCLOSURE OF INTERESTS

## 權益披露

Movement of the Pre-IPO Share Options for the Period was as follows:

首次公開發售前購股權於期內之變動如下：

Name or category of participants	Date of grant	Exercise price per Share	As at 1 January 2022 於2022年 1月1日	Granted during the period 期內授出	Exercised during the period 期內行使	Lapsed during the period 期內失效	As at 30 June 2022 於2022年 6月30日
<b>Directors</b>							
<b>董事</b>							
Min Huidong	3 January 2019	HK\$0.62	1,800,000	-	-	-	1,800,000
閔慧東	2019年1月3日	0.62港元					
	10 January 2019	HK\$0.62	720,000	-	-	-	720,000
	2019年1月10日	0.62港元					
<b>Others</b>							
<b>其他</b>							
Senior management and other employees of the Group	3 January 2019	HK\$0.62	7,335,000	-	(1,215,000)	-	6,120,000
本集團高級管理層及 其他僱員	2019年1月3日	0.62港元					
	10 January 2019	HK\$0.62	4,046,000	-	(630,000)	-	3,416,000
其他僱員	2019年1月10日	0.62港元					
Cai Bin (resigned as Director on 26 March 2021)	3 January 2019	HK\$0.62	1,980,000	-	-	-	1,980,000
蔡斌(於2021年3月26日 辭任董事)	2019年1月3日	0.62港元					
			15,881,000	-	(1,845,000)	-	14,036,000

Note:

The weighted average closing price of the shares immediately before the date on which the options were exercised was HK\$3.5.

附註：

股份緊接購股權獲行使日期前的加權平均收市價為3.5港元。



## DISCLOSURE OF INTERESTS

### 權益披露

#### (b) Post-IPO share option scheme

The post-IPO share option scheme (the “Post-IPO Share Option Scheme”) was conditionally adopted by the Shareholders in compliance with Chapter 17 of the Listing Rules on 29 April 2020.

##### *Purpose of the Post-IPO Share Option Scheme*

The purpose of the Post-IPO Share Option Scheme is to motivate eligible persons to optimise their future contributions to the Group and/or to reward them for their past contributions, to attract and retain or otherwise maintain on-going relationships with the eligible persons who are significant to and/or whose contributions are or will be beneficial to the performance, growth or success of the Group, and additionally in the case of Executives, to enable the Group to attract and retain individuals with experience and ability and/or to reward them for their past contributions.

##### *Participants of the Post-IPO Share Option Scheme*

Eligible participants include any of the following persons that are invited at the Board’s sole discretion: any director or proposed director (including an independent non-executive director) of any member of the Group, any executive director of, manager of, or other employee holding an executive, managerial, supervisory or similar position in, any member of the Group (an “Employee”), any proposed Employee, any full-time or part-time Employee, or a person for the time being seconded to work full-time or part-time for any member of the Group, a consultant, business or joint venture partner, franchisee, contractor, agent or representative of any member of the Group, a person or entity that provides research, development or other technological support or any advisory, consultancy, professional or other services to any member of the Group, or an associate (as defined under the Listing Rules) of any of the foregoing persons.

#### (b) 首次公開發售後購股權計劃

股東於2020年4月29日遵照《上市規則》第十七章有條件採納首次公開發售後購股權計劃。

##### *首次公開發售後購股權計劃的目的*

鼓勵合資格人士於日後對本集團作出最佳貢獻；及／或獎勵彼等過往作出之貢獻、吸納及挽留對本集團重要及／或其貢獻對本集團之業績、增長或成就確屬或將會有所裨益之合資格人士或與彼等維持持續之關係；此外，就行政人員而言，亦有助本集團吸納及挽留有經驗及有能力之人士及／或獎勵彼等過往作出之貢獻。

##### *首次公開發售後購股權計劃的參與者*

合資格參與者包括由董事會全權決定邀請的以下任何人士。本集團任何成員的任何董事或擬任董事（包括獨立非執行董事），本集團任何成員的任何執行董事、經理或其他擔任行政、管理、監督或類似職位的雇員（「雇員」），任何擬任雇員，任何全職或兼職雇員，或當時被借調到本集團任何成員全職或兼職工作的人員。本集團任何成員的顧問、業務或合營夥伴、特許經營人、承包商、代理人或代表，向本集團任何成員提供研究、開發或其他技術支助或任何諮詢、顧問、專業或其他服務的個人或實體，或上述任何人士的聯繫人（定義見上市規則）。



### Maximum number of Shares

The maximum number of Shares which may be issued upon exercise of all options to be granted under the Post-IPO Share Option Scheme and any other share option schemes of the Company must not in aggregate exceed 10% of the total number of Shares in issue as of the Listing Date, being 120,000,000 Shares (the "Scheme Mandate Limit"). Options lapsed in accordance with the terms of the Post-IPO Share Option Scheme and any other share option scheme of the Company will not be counted for the purpose of calculating the Scheme Mandate Limit. The Scheme Mandate Limit may be refreshed with the approval of the Shareholders in general meeting. At any time, the maximum number of Shares which may be issued upon exercise of all outstanding options granted and not yet exercised under the Post-IPO Share Option Scheme and any other share option schemes of our Company to the eligible persons must not exceed 30% of the total number of Shares in issue from time to time.

### Limit for each participant

The maximum number of Shares issued and to be issued upon exercise of the options granted to any one eligible participant (including exercised and outstanding options) in any 12-month period shall not exceed 1% of the Shares in issue from time to time.

Each grant of options to a director, chief executive or substantial shareholder of the Group or any of their respective close associates under the Post-IPO Share Option Scheme shall be approved by the independent non-executive Directors of the Company (excluding the independent non-executive Director who is the proposed grantee of the option). Where any grant of options to a substantial shareholder or an independent non-executive director of the Group or any of their respective close associates would result in the securities issued and to be issued upon exercise of all options already granted and which may be granted (including options exercised, canceled and outstanding) to such person in the 12-month period up to and including the date of such grant: (a) representing in aggregate over 0.1% of the Shares in issue; and (b) having an aggregate value, based on the closing price of the Shares at the date of each grant, in excess of HK\$5 million, such further grant of options must be approved by the Shareholders.

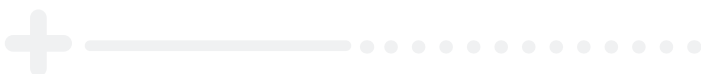
### 最高股份數目

在行使根據首次公開發售後購股權計劃及本公司任何其他購股權計劃授出的所有購股權時可發行的最高股份數目截至上市日期合計不得超過已發行股份總數的10%，為120,000,000股股份（「計劃授權限額」）。根據首次公開發售後購股權計劃和本公司任何其他購股權計劃的條款失效的購股權將不計入計算計劃授權限額。計劃授權限額可在股東大會批准後更新。在任何時候，根據首次公開發行後的購股權計劃和本公司的任何其他購股權計劃，在行使所有已授予但尚未行使的購股權時，可能向合資格人士發行的最高股份數目不得超過不時發行的股份總數的30%。

### 各參與者的限額

在任何12個月期間，在行使授予任何一名合資格參與者的期權（包括已行使和未行使的期權）時，已發行和將發行的最大股份數目不得超過不時已發行股份的1%。

根據首次公開發售後購股權計劃向本集團的董事、最高行政人員或主要股東或他們各自的任何密切聯繫人授出的每項購股權，須經本公司的獨立非執行董事（不包括作為購股權建議承授人的獨立非執行董事）批准。如向本集團主要股東或獨立非執行董事或他們各自的任何緊密聯繫人授予任何購股權，因該等人士行使所有已授予和可能授予的購股權（包括已行使、已取消和尚未行使的購股權）將於截至該授予日期（包括該授予日期）的12個月期間引致證券發行和即將發行：(a) 合計佔已發行股份的0.1%以上；及(b) 根據股份於每次授出日期的收市價計算，總價值超過5,000,000港元，該等進一步授出購股權必須獲得股東批准。



## DISCLOSURE OF INTERESTS

### 權益披露

#### **Option period**

The option period shall be determined by the Board. Any option which remains unexercised shall lapse upon the expiry of the option period. An option shall be subject to such terms and conditions (if any) as may be determined by the Board and specified in the offer of the option, including any vesting schedule and/or conditions, any minimum period for which any option must be held before it can be exercised and/or any performance target which need to be achieved by an option-holder before the option can be exercised.

#### **Payment on acceptance of offer and exercise price**

The subscription price in respect of any particular option shall be such price as our Board may in its absolute discretion determine at the time of grant of the relevant option (and shall be stated in the letter containing the offer of the grant of the option) but the subscription price shall not be less than whichever is the highest of:

- (i) the nominal value of Share;
- (ii) the closing price of Shares as stated in the Stock Exchange's daily quotations sheet on the offer date; and
- (iii) the average of the closing prices of Shares as stated in the Stock Exchange's daily quotations sheet for the five business days immediately preceding the offer date.

#### **Remaining life of the Post-IPO Share Option Scheme**

The Post-IPO Share Option Scheme shall be valid and effective for a period of ten years commencing on the Listing Date, after which period no further options will be granted but the provisions of the Post-IPO Share Option Scheme shall remain in full force and effect to the extent necessary to give effect to the exercise of any options granted prior thereto which are at that time or become thereafter capable of exercise under the Post-IPO Share Option Scheme, or otherwise to the extent as may be required in accordance with the provisions of the Post-IPO Share Option Scheme

For details, please see the prospectus of the Company dated 5 May 2020.

#### **購股權期限**

購股權期限由董事會決定。任何未行使的購股權將在購股權期限屆滿時失效。購股權應受董事會可能確定並在購股權要約中指定的條款和條件(如有)的約束,包括任何歸屬時間表和/或條件,任何購股權在行使前必須持有的最低期限和/或購股權持有人在行使購股權前需要達到的任何業績目標。

#### **接受要約和行使價時的付款**

任何特定購股權的認購價應為董事會在授予相關購股權時可全權酌情確定的價格(並應在包含授予購股權的要約的信函中說明)但認購價不得低於以下兩者中的最高者:

- (i) 股份的面值;
- (ii) 於授出日聯交所每日報價表所載的股份收市價;及
- (iii) 聯交所每日報價表上所列股份在緊接授出日之前的五個營業日的平均收市價。

#### **首次公開發售後購股權計劃的剩餘期限**

首次公開發售後的購股權計劃自上市日期起十年內有效,此後不會再授出購股權,但首次公開發售後的購股權計劃的條文仍完全有效,僅限於使在此之前授予的、當時或此後可根據首次公開發售後的購股權計劃行使的任何購股權生效,或以根據首次公開發售後的購股權計劃的條文可能需要的程度為限。

詳情請參閱本公司日期為2020年5月5日的招股章程。



On 12 July 2021, the Company granted Post-IPO Share Options to eligible participants to subscribe for an aggregate of up to 11,738,000 Shares, all of which are still pending acceptance by the participants. As at 30 June 2022, the Post-IPO Share Options to subscribe for 92,381,000 Shares (representing approximately 7.28% of the issued share capital of the Company as at the date of this report) remained outstanding. The closing price of the share immediately before the date of the grant was HK\$6.92.

於2021年7月12日，本公司向合資格參與者授予首次公開發售後購股權，以認購合計11,738,000股股份，所有股份仍待參與者接納。截至2022年6月30日，認購92,381,000股股份（約佔本報告日期本公司已發行股本的7.28%）的首次公開發售後購股權仍未行使。股份於緊接授出日前的收市價為6.92港元。

Movement of the Post-IPO Share Options for the year ended 30 June 2022 was as follows:

於截至2022年6月30日止年度，首次公開發售後購股權之變動如下：

Name or category of participants	Date of grant	Exercise price per share	As at 1 January 2022 於2022年 1月1日	Granted during the period 期內授出	Exercised during the period 期內行使	Forfeited during the period 期內沒收	As at 30 June 2022 於2022年 6月30日
<b>Directors</b>							
<b>董事</b>							
Wang Qian 王乾	12 July 2021 2021年7月12日	HK\$7.18 7.18港元	9,338,000	-	-	-	9,338,000
<b>Others</b>							
<b>其他</b>							
Senior management and other employees of the Group 本集團高級管理層及其他僱員	12 July 2021 2021年7月12日	HK\$7.18 7.18港元	2,400,000	-	-	-	2,400,000
			11,738,000	-	-	-	11,738,000

*Note:*

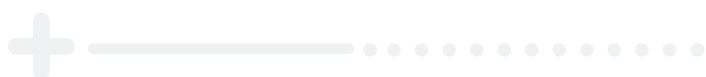
The vesting period of such Post-IPO Share Options is 5 years. Vesting is conditional upon achievement of certain performance targets by the Company as set out in the respective offer letters. The Post-IPO share options have been granted pending acceptance by the participants.

*附註：*

此類首次公開發售後購股權的歸屬期為5年。購股權須待本公司達成各要約函件所載列之若干業績目標後方可歸屬。首次公開發售後購股權已授出，待參與者接納。

Additional information in relation to the Pre-IPO Share Option Scheme is set out in note 17 to the financial statements of this interim report.

有關首次公開發售前購股權計劃的額外資料載於本年度中期報告財務報表附註17。





## DISCLOSURE OF INTERESTS

### 權益披露

#### SHARE AWARD SCHEME

The Company adopted its share award scheme on 12 July 2021. The Share Award Scheme does not constitute a share option scheme under Chapter 17 of the Listing Rules and is a discretionary scheme of the Company. No shareholders' approval was required to adopt the Share Award Scheme. No award shares have been issued yet. Please see the announcement of the Company dated 12 July 2021 for details.

#### SUBSTANTIAL SHAREHOLDERS' INTERESTS IN THE SHARE CAPITAL OF THE COMPANY

So far as is known to any Directors or chief executives of the Company, as at 30 June 2022, other than the interests and short positions of the Directors or chief executives of the Company as disclosed in the sections headed "Directors' and Chief Executives' Interests and Short Positions in Shares, Underlying Shares or Debentures" and "Share Option Scheme" above, the following persons had interests or short positions in the Shares or underlying Shares of the Company which would fall to be disclosed under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept by the Company under Section 336 of the SFO:

#### Long positions in the Shares

#### 股份獎勵計劃

本公司於2021年7月12日採納其股份獎勵計劃。股份獎勵計劃並不構成上市規則第17章項下的購股權計劃，而是本公司一項酌情計劃。採納股份獎勵計劃毋須股東批准。尚未發行任何獎勵股份。詳情請參閱本公司日期為2021年7月12日的公告。

#### 主要股東於本公司股本之權益

於2022年6月30日，就本公司任何董事或主要行政人員所知，除於上文「董事及主要行政人員於股份、相關股份或債券中的權益及淡倉」及「購股權計劃」兩節所披露之本公司董事或主要行政人員之權益及淡倉外，以下人士於本公司之股份或相關股份中擁有須根據《證券及期貨條例》第XV部第2及第3分部條文予以披露之權益或淡倉，或記錄於本公司根據《證券及期貨條例》第336條須存置之登記冊之權益或淡倉：

#### 於股份中的好倉

Name of Shareholder	Capacity and nature of interest	Number of Shares held	Approximate percentage of the interest in the Company's issued share capital <sup>1</sup>
股東姓名	身份及權益性質	所持股份數目	權益佔本公司已發行股本的概約百分比 <sup>1</sup>
Mr. Wu Po Sum 胡葆森先生	Interest in a controlled corporation 受控法團權益	848,092,944	66.82%
Enjoy Start Limited 創怡有限公司	Beneficial owner 實益擁有人	848,092,944	66.82%
Ms. Wu Lam Li 李琳女士	Interest of a spouse 配偶權益	848,092,944	66.82%
Gaoling Fund, L.P.	Beneficial owner 實益擁有人	84,857,000	6.69%
Hillhouse Capital Advisors, Ltd.	Interest in a controlled corporation 受控法團權益	84,867,000	6.69%



## DISCLOSURE OF INTERESTS

### 權益披露

#### Notes:

- (1) The approximate percentage of the interest in the Company's issued share capital is based on a total of 1,269,206,000 Shares of the Company in issue as at 30 June 2022.
- (2) Mr. Wu Po Sum holds 100% of the issued share capital of Enjoy Start Limited and is deemed to be interested in the 848,092,944 Shares held by Enjoy Start Limited for the purposes of the SFO.
- (3) Ms. Wu Lam Li is the spouse of Mr. Wu Po Sum and is therefore deemed to be interested in the same number of Shares that Mr. Wu Po Sum is interested in under the SFO.
- (4) Hillhouse Capital Advisors, Ltd. ("Hillhouse Capital") is the sole investment manager and general partner of Gaoling Fund, L.P.. Hillhouse Capital is deemed to be interested in the 84,857,000 Shares held by Gaoling Fund, L.P..

Save as disclosed above, as at 30 June 2022, there was no other person (other than the Directors or chief executives of the Company) who had an interest or short position in the Shares or underlying shares of the Company which would fall to be disclosed under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept by the Company under Section 336 of the SFO.

#### 附註：

- (1) 本公司已發行股本的權益概約百分比按於2022年6月30日本公司已發行股份總數1,269,206,000股計算。
- (2) 胡葆森先生持有創怡有限公司全數已發行股本，並將根據《證券及期貨條例》被視為擁有創怡有限公司所持848,092,944股股份的權益。
- (3) 李琳女士為胡葆森先生的配偶，因此，根據《證券及期貨條例》，李琳女士被視為於胡葆森先生擁有權益的相同數目股份中擁有權益。
- (4) Hillhouse Capital Advisors, Ltd. (「Hillhouse Capital」) 為Gaoling Fund, L.P.的獨家投資經理及一般合夥人。Hillhouse Capital被視為於Gaoling Fund, L.P.持有的84,857,000股股份中擁有權益。

除上文所述者外，於2022年6月30日，並無任何其他人士(本公司董事或主要行政人員除外)於本公司之股份或相關股份中擁有根據《證券及期貨條例》第XV部第2及第3分部之條文須予披露之權益或淡倉，或根據《證券及期貨條例》第336條登記於本公司須存置之登記冊之權益或淡倉。



### CORPORATE GOVERNANCE PRACTICES

The Company has always valued the superiority, steadiness and rationality of having a sound system of corporate governance and is committed to continuously improving its corporate governance and disclosure practices. During the Period, the Company has complied with all code provisions and mandatory disclosure requirements and, where appropriate, adopted the recommended best practices set out in the Corporate Governance Code in Appendix 14 to the Listing Rules with the exception of code provision C.2.1 as addressed below.

Code provision C.2.1 — Pursuant to this code provision, the roles of chairman and chief executive officer should be separate and should not be performed by the same individual. During the period and up to 14 February 2022, Mr. Wang Jun was the chairman of the Board and the chief executive officer of the Company, responsible for formulating and executing our business strategies, annual operational and financial plans of the Company.

The Board believed that vesting the roles of both chairman and chief executive officer in Mr. Wang Jun had the benefit of ensuring consistency and continuous leadership within the Group and also maximised the effectiveness and efficiency of overall planning and execution of its strategies. The Board considered that the balance of power and authority, accountability and independent decision-making under its present arrangement would not be impaired in light of the diverse background and experience of its three independent non-executive Directors. Further, the audit committee of the Company comprised exclusively of independent non-executive Directors had free and direct access to the Company's external auditor and independent professional advisers when it considered necessary. Therefore, our Directors considered that the deviation from Code Provision C.2.1 of the Corporate Governance Code was appropriate in such circumstance.

On 14 February 2022, Mr. Shi Shushan ("Mr. Shi") was appointed by the Board as the chief executive officer of the Group in place of Mr. Wang Jun. Mr. Shi is responsible for implementing business strategies and operational management formulated by the Board.

Following the appointment of Mr. Shi Shushan as the chief executive officer, the Company has complied with code provision C.2.1 of the Corporate Government Code.

### 企業管治常規

本公司一向重視高質、穩定及合理的穩健企業管治系統，並致力持續改善其企業管治及披露常規。於本期間，本公司一直遵守上市規則附錄十四《企業管治守則》所載的所有守則條文及強制性披露規定，並在適當的情況下採納其中所載的建議最佳常規，惟下文所述的守則條文第C.2.1條除外。

守則條文第C.2.1條 — 根據此守則條文，主席與行政總裁的角色應有區分，並不應由一人同時兼任。於截至2022年2月14日止期間，王俊先生曾為本公司董事會主席兼首席執行官，負責制定及執行本公司的業務策略、年度營運及財務計劃。

董事會相信，由王俊先生兼任主席與首席執行官的角色有利於確保本集團內部領導貫徹一致，亦可盡量提高整體規劃及執行策略的效率及效益。董事會認為，鑒於其三名獨立非執行董事的多元化背景及經驗，其現時安排下的權力及權限平衡、問責性及獨立決策將不會受到損害。此外，本公司審核委員會僅由獨立非執行董事組成，可於其認有需要時，隨時直接接觸本公司的外部核數師及獨立專門顧問。因此，董事認為，在此情況下偏離《企業管治守則》守則條文第C.2.1條乃屬恰當。

於2022年2月14日，史書山先生（「史先生」）獲董事會委任為本集團首席執行官，以替代王俊先生。史先生負責實施董事會制定的業務戰略及經營管理。

史書山先生獲委任為首席執行官後，本公司已符合企業管治守則守則條文第C.2.1條。



### MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS OF LISTED ISSUERS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") in Appendix 10 to the Listing Rules as the code of conduct for the Directors in their dealings in the Company's securities. Having made specific enquires with each Director, the Company confirmed that the Directors had complied with the required standard as set out in the Model Code for the Period.

### 上市發行人董事進行證券交易的標準守則

本公司已採納載於上市規則附錄十的《上市發行人董事進行證券交易的標準守則》（「標準守則」），作為董事進行本公司證券交易的操守守則。經向各董事作出特定查詢後，本公司已確認董事均於本期間一直遵守標準守則所載的規定標準。

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

For the Period, the Board recognised that the repurchase of Shares could increase the net asset value and/or earnings per share, so the Company repurchased a total of 2,499,000 shares on the Stock Exchange during the Period, with a total consideration of approximately HK\$10,167,000. The Company cancelled 1,605,000 shares and 1,818,000 shares in May and July 2022, respectively (which included certain Shares repurchased last year, and all Shares repurchased during the Period). Details of the Shares repurchased are as follows:

### 購買、出售或贖回本公司上市證券

本期間，董事會確認，股份購回可增加資產淨值及／或每股盈利，因此本公司於本期間，從聯交所購回合計2,499,000股股份，總代價約10,167,000港元。本公司於2022年5月及7月分別註銷1,605,000股及1,818,000股股份（包括去年購回的若干股份，且所有股份均於期內購回）。股份購回詳情如下：

Month of purchase in 2022 2022年購買月份	Number of shares purchase 購股數目	Price Consideration per share 每股代價		Aggregate consideration paid 已付總代價 HK\$ 港元
		Highest price paid 已付最高價 HK\$ 港元	Lowest price paid 已付最低價 HK\$ 港元	
March 3月	681,000	4.32	4.05	2,933,818
April 4月	1,818,000	4.09	3.76	7,233,588
	2,499,000			10,167,406

Save as disclosed above, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities during the period ended 30 June 2022.

除上文所披露者外，於截至2022年6月30日止期間，本公司或其任何其附屬公司概無購買、出售或贖回本公司任何上市證券。



### CHANGES OF INFORMATION IN RESPECT OF DIRECTORS

In accordance with Rule 13.51B(1) of the Listing Rules, the changes in information required to be disclosed by Directors pursuant to paragraphs (a) to (e) and (g) of Rule 13.51(2) of the Listing Rules are set out below:

- (1) Mr. Wang Jun resigned as chief executive officer of the Company with effect from 14 February 2022, and resigned as an executive director of CCRE with effect from 1 August 2022. Further, Mr. Wang Jun's annual salary was revised to RMB1.35 million with effect from 1 March 2022, and subsequently to RMB3.0 million with effect from 2 August 2022;
- (2) Mr. Wang Qian's annual salary was revised to RMB1.8 million with effect from 1 March 2022;
- (3) Ms. Luo Laura Ying has been appointed as an investment director and responsible officer of GL China Equity HK Management Limited with effect from 17 August 2022; and
- (4) Mr. Leung Chong resigned as a non-executive director (a position he served since 3 February 2021) of SF REIT Asset Management Limited (as the manager of SF Real Estate Investment Trust (stock code: 2191)) with effect from 30 June 2022.

### CHANGES SUBSEQUENT TO 31 DECEMBER 2021

There were no other significant changes in the Group's financial position or from the information for the year ended 31 December 2021 disclosed under the Management Discussion and Analysis section in the annual report of the Company for the year ended 31 December 2021. The audit committee has agreed with the management of the Company on the interim results of the Group for the period.

### REVIEW OF INTERIM RESULTS BY AUDIT COMMITTEE

The audit committee of the Company has discussed with the management and external auditor the accounting principles and policies adopted by the Group, and has reviewed the Group's unaudited interim consolidated financial statements for the six months ended 30 June 2022. The audit committee has agreed with the management of the Company on the interim results of the Group for the period.

### EVENTS AFTER THE REPORTING PERIOD

There are no significant events subsequent to 30 June 2022 which would materially affect the Group's operating and financial performance as of the date of this interim report.

### 董事資料變更

根據上市規則第13.51B(1)條，董事根據上市規則第13.51(2)條第(a)至(e)及(g)段須予披露的資料變動載列如下：

- (1) 王俊先生辭任本公司行政總裁，自2022年2月14日起生效，並辭任建業地產執行董事，自2022年8月1日起生效。此外，王俊先生的年薪調整為人民幣135萬元，自2022年3月1日起生效，隨後修訂為人民幣300萬元，自2022年8月2日起生效；
- (2) 王乾先生的年薪調整為人民幣180萬元，自2022年3月1日起生效；
- (3) 羅瑩女士獲委任為GL China Equity HK Management Limited的投資主管及負責人員，自2022年8月17日起生效；及
- (4) 梁翔先生辭任順豐房託資產管理有限公司(作為順豐房地產投資信託基金的管理人，股份代號：2191)的非執行董事(彼自2021年2月3日起擔任該職位)，自2022年6月30日起生效

### 2021年12月31日後的變動

本集團的財務狀況或本公司於截至2021年12月31日止年度年報之管理層討論與分析所披露截至2021年12月31日止年度的資料均無其他重大轉變。審核委員會已與本公司管理層議定本集團於本期間的中期業績。

### 審核委員會審閱中期業績

本公司審核委員會已與管理層及外聘核數師討論本集團採納的會計原則及政策，並已審閱本集團截至2022年6月30日止六個月的未經審核中期綜合財務報表。審核委員會已與本公司管理層議定本集團於本期間的中期業績。

### 報告期後事件

概無於2022年6月30日後發生的重大事件會對本集團於本中期報告日期的營運及財務表現造成嚴重影響。

### INTERIM DIVIDEND

The Board resolved to recommend the declaration and payment of an interim dividend (the "Interim Dividend") of HK21.1 cents per share for the six months ended 30 June 2022 (the corresponding period of 2021: HK14.5 cents per share), which will be paid out of the Company's share premium account. The Interim Dividend is proposed to be paid on or around Friday, 30 September 2022 to the shareholders of the Company whose names appear on the register of members of the Company at the close of business on Wednesday, 21 September 2022. Please see the Company's circular dated 26 August 2022 for details.

### CLOSURE OF THE REGISTER OF MEMBERS

The proposed dividend is subject to approval by the Company's shareholders at an extraordinary general meeting expected to be held on Thursday, 15 September 2022.

#### (i) For determining the Shareholders who qualify for the Interim Dividend

For the purpose of determining the Shareholders who qualify for the Interim Dividend, the register of members of the Company will be closed on Wednesday, 21 September 2022, on which no transfer of Shares will be registered.

In order to qualify for the Interim Dividend, all transfer documents should be lodged for registration with the Company's Hong Kong branch share registrar, Computershare Hong Kong Investor Services Limited at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong not later than 4:30 p.m. on Tuesday, 20 September 2022.

#### (ii) For determining the identity of the Shareholders who are entitled to attend the EGM

For the determining the identity of the Shareholders who are entitled to attend the EGM, the register of members of the Company will be closed from Friday, 9 September 2022 to Thursday, 15 September 2022, both days inclusive, during which no transfer of Shares will be registered.

In order to be eligible to attend the EGM, all transfer documents should be lodged for registration with the Company's Hong Kong branch share registrar, Computershare Hong Kong Investor Services Limited at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong not later than 4:30 p.m. on Thursday, 8 September 2022.

### 中期股息

董事會已議決建議宣派截至2022年6月30日止六個月的中期股息每股21.1港仙(「中期股息」)(2021年同期：每股14.5港仙)，從本公司股份溢價賬中支付。中期股息擬於2022年9月30日(星期五)或前後向於2022年9月21日(星期三)營業時間結束時名列本公司股東名冊的本公司股東派付。有關詳情請見本公司日期2022年8月26日的通函。

### 暫停辦理股份過戶登記

建議股息須待本公司股東於將在預期於2022年9月15日(星期四)舉行之股東特別大會上批准後，方可作實。

#### (i) 為釐定符合資格收取中期股息的股東

為釐定股東享有中期股息的資格，本公司將於2022年9月21日(星期三)暫停辦理股份過戶登記手續。

為符合資格收取中期股息，所有股份過戶文件須於2022年9月20日(星期二)下午四時三十分前送交本公司的香港股份過戶登記分處香港中央證券登記有限公司以供登記，地址為香港灣仔皇后大道東183號合和中心17樓1712-1716室。

#### (ii) 為釐定符合資格參與股東特別大會的股東身份

為釐定符合資格參與股東特別大會的股東身份，本公司將於2022年9月9日(星期五)至2022年9月15日(星期四)(首尾兩日包括在內)關閉股東名冊，期間暫停辦理股份過戶登記手續。

為符合資格參與股東特別大會，所有股份過戶文件須於2022年9月8日(星期四)下午四時三十分前送交本公司的香港股份過戶登記分處香港中央證券登記有限公司以供登記，地址為香港灣仔皇后大道東183號合和中心17樓1712-1716室。



# INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

## 中期簡明綜合全面收益表

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

		Six months ended 30 June		
		截至6月30日止六個月		
		2022	2021	
		2022年	2021年	
		RMB'000	RMB'000	
		人民幣千元	人民幣千元	
		(Unaudited)	(Unaudited)	
		(未經審核)	(未經審核)	
		Note		
		附註		
Revenue	收入	4	1,565,268	1,563,827
Cost of sales	銷售成本	8	(1,067,698)	(1,062,024)
<b>Gross profit</b>	<b>毛利</b>		<b>497,570</b>	501,803
Selling and marketing expenses	銷售及營銷開支	8	(17,364)	(25,825)
Administrative expenses	行政開支	8	(104,461)	(145,772)
Net impairment losses on financial assets	金融資產減值虧損淨額		(13,857)	(9,902)
Other income	其他收入	5	44,885	18,480
Other losses — net	其他虧損淨額	6	(10,004)	(410)
<b>Operating profit</b>	<b>經營利潤</b>		<b>396,769</b>	338,374
Finance income — net	融資收入淨額	7	1,362	6,128
Share of post-tax losses of associates accounted for using the equity method	使用權益法入賬的應佔聯營公司稅後虧損		(32)	(120)
<b>Profit before income tax</b>	<b>所得稅前利潤</b>		<b>398,099</b>	344,382
Income tax expenses	所得稅開支	9	(96,604)	(73,611)
<b>Profit for the period</b>	<b>期內利潤</b>		<b>301,495</b>	270,771
<b>Profit for the period attributable to:</b>	<b>以下各方應佔期內利潤：</b>			
— Shareholders of the Company	— 本公司股東		289,815	260,168
— Non-controlling interests	— 非控股權益		11,680	10,603
			<b>301,495</b>	270,771
<b>Other comprehensive income for the period, net of tax</b>	<b>期內其他全面收益(扣除稅項)</b>			
Items that may be reclassified to profit or loss	可能重新分類至損益的項目			
— Currency translation differences	— 貨幣換算差額		11,417	(10,296)
<b>Total comprehensive income for the period</b>	<b>期內全面收益總額</b>		<b>312,912</b>	260,475

# INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

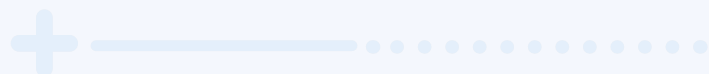
## 中期簡明綜合全面收益表

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

		Six months ended 30 June	
		截至6月30日止六個月	
		2022	2021
		2022年	2021年
		<i>RMB'000</i>	<i>RMB'000</i>
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
<b>Total comprehensive income for the period attributable to:</b>	以下各方應佔期內全面收益總額：		
— Shareholders of the Company	— 本公司股東	<b>301,232</b>	249,872
— Non-controlling interests	— 非控股權益	<b>11,680</b>	10,603
		<b>312,912</b>	260,475
<b>Earnings per share for profit attributable to the shareholders of the Company (expressed in RMB per share)</b>	本公司股東應佔利潤的每股盈利(以每股人民幣元呈列)		
— Basic earnings per share	— 每股基本盈利	10	<b>0.23</b>
— Diluted earnings per share	— 每股稀釋盈利	10	0.21
		<b>0.23</b>	0.20

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

以上中期簡明綜合全面收益表應與隨附附註一併閱讀。





# INTERIM CONDENSED CONSOLIDATED BALANCE SHEET

## 中期簡明綜合資產負債表

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

			As at 30 June 2022 於2022年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	As at 31 December 2021 於2021年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
<b>Assets</b>	<b>資產</b>			
<b>Non-current assets</b>	<b>非流動資產</b>			
Investment in associates	於聯營公司的投資		5,809	5,841
Property, plant and equipment	物業、廠房及設備	11	81,257	95,058
Intangible assets	無形資產	12	299,462	274,033
Financial assets at fair value through profit or loss	以公允價值計量並計入損益的金融資產	14	11,608	-
Other receivables and prepayments	其他應收款項及預付款項	13	41,905	33,439
Deferred income tax assets	遞延所得稅資產		42,787	43,438
			<b>482,828</b>	451,809
<b>Current assets</b>	<b>流動資產</b>			
Inventories	存貨		13,510	17,562
Contract assets	合約資產	4	27,575	23,889
Trade and other receivables and prepayments	貿易及其他應收款項以及預付款項	13	2,509,711	2,221,945
Financial assets at fair value through profit or loss	以公允價值計量並計入損益的金融資產	14	38,298	55,456
Restricted cash	受限制現金		2,007	1,907
Cash and cash equivalents	現金及現金等價物		1,969,461	2,264,412
			<b>4,560,562</b>	4,585,171
<b>Total assets</b>	<b>資產總值</b>		<b>5,043,390</b>	5,036,980
<b>Equity</b>	<b>權益</b>			
<b>Equity attributable to shareholders of the Company</b>	<b>本公司股東應佔權益</b>			
Share capital	股本	15	11,249	11,247
Other reserves	其他儲備	16	1,396,977	1,754,380
Retained earnings	保留盈利		1,478,421	1,188,606
			<b>2,886,647</b>	2,954,233
<b>Non-controlling interests</b>	<b>非控股權益</b>		<b>122,971</b>	102,295
<b>Total equity</b>	<b>權益總額</b>		<b>3,009,618</b>	3,056,528

# INTERIM CONDENSED CONSOLIDATED BALANCE SHEET

## 中期簡明綜合資產負債表

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

			<b>As at 30 June 2022</b>	As at 31 December 2021
			於2022年 6月30日	於2021年 12月31日
		Note 附註	<b>RMB'000</b>	<b>RMB'000</b>
			<b>(Unaudited)</b>	<b>(Audited)</b>
			<b>(未經審核)</b>	<b>(經審核)</b>
<b>Liabilities</b>	<b>負債</b>			
<b>Non-current liabilities</b>	<b>非流動負債</b>			
Borrowings	借款	18	<b>24,793</b>	–
Other payables	其他應付款項		<b>1,548</b>	20,486
Lease liabilities	租賃負債		<b>15,064</b>	21,810
Contract liabilities	合約負債	4	<b>102,898</b>	86,574
Deferred income tax liabilities	遞延所得稅負債		<b>30,730</b>	26,639
			<b>175,033</b>	155,509
<b>Current liabilities</b>	<b>流動負債</b>			
Borrowings	借款	18	<b>50,956</b>	–
Trade and other payables	貿易及其他應付款項	19	<b>1,063,394</b>	1,052,871
Lease liabilities	租賃負債		<b>26,623</b>	28,373
Contract liabilities	合約負債	4	<b>539,487</b>	544,352
Current income tax liabilities	即期所得稅負債		<b>178,279</b>	199,347
			<b>1,858,739</b>	1,824,943
<b>Total liabilities</b>	<b>負債總額</b>		<b>2,033,772</b>	1,980,452
<b>Total equity and liabilities</b>	<b>權益及負債總額</b>		<b>5,043,390</b>	5,036,980

The above interim condensed consolidated balance sheet should be read in conjunction with the accompanying notes.

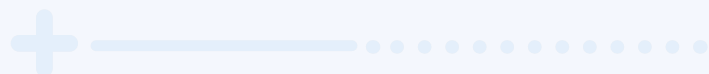
以上中期簡明綜合資產負債表應與隨附附註一併閱讀。

The financial statements on pages 46 to 100 were approved by the board of directors of the Company on 22 August 2022 and were signed on its behalf.

第46至100頁所載的財務報表已於2022年8月22日獲得本公司董事會批准，並由其代表簽署。

**Wang Jun**  
王 俊  
Director  
董事

**Wang Qian**  
王 乾  
Director  
董事



# INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

## 中期簡明綜合權益變動表

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

	Note 附註	Attributable to shareholders of the Company 本公司股東應佔				Non- controlling interests 非控股權益 RMB'000 人民幣千元	Total equity 權益總額 RMB'000 人民幣千元
		Share capital 股本 RMB'000 人民幣千元 (Note 15) (附註 15)	Other reserves 其他儲備 RMB'000 人民幣千元 (Note 16) (附註 16)	Retained earnings 保留盈利 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元		
<b>Balance at 1 January 2022 (Audited)</b>	於2022年1月1日的結餘 (經審核)	11,247	1,754,380	1,188,606	2,954,233	102,295	3,056,528
<b>Total comprehensive income for the period (Unaudited)</b>	期內全面收益總額 (未經審核)						
Profit for the period	期內利潤	-	-	289,815	289,815	11,680	301,495
Other comprehensive income for the period	期內其他全面收益	-	11,417	-	11,417	-	11,417
		-	11,417	289,815	301,232	11,680	312,912
<b>Transactions with shareholders of the Company (Unaudited)</b>	與本公司股東的交易 (未經審核)						
Repurchase of shares of the Company	本公司購回股份	15(b)	-	(8,422)	-	-	(8,422)
Cancellation of shares	股份註銷	15(b)	(13)	13	-	-	-
Share option scheme — value of employee services	購股權計劃 — 僱員服務價值	17	-	829	-	-	829
Share option scheme — issued shares	購股權計劃 — 發行股份	15(a)	15	953	-	-	968
Acquisition of a subsidiary	收購一家附屬公司	21	-	-	-	11,514	11,514
Capital contribution from non-controlling interests	非控股權益注資		-	-	-	747	747
Dividend distribution to non-controlling interests	向非控股權益分派股息		-	-	-	(3,265)	(3,265)
Dividend distribution to shareholders	向股東分派股息	20	-	(362,193)	(362,193)	-	(362,193)
<b>Balance at 30 June 2022 (Unaudited)</b>	於2022年6月30日的結餘 (未經審核)	11,249	1,396,977	1,478,421	2,886,647	122,971	3,009,618
<b>Balance at 1 January 2021 (Audited)</b>	於2021年1月1日的結餘 (經審核)	11,057	2,051,382	628,905	2,691,344	26,006	2,717,350
<b>Total comprehensive income for the period (Unaudited)</b>	期內全面收益總額 (未經審核)						
Profit for the period	期內利潤	-	-	260,168	260,168	10,603	270,771
Other comprehensive income for the period	期內其他全面收益	-	(10,296)	-	(10,296)	-	(10,296)
		-	(10,296)	260,168	249,872	10,603	260,475
<b>Transactions with shareholders of the Company (Unaudited)</b>	與本公司股東的交易 (未經審核)						
Share option scheme — value of employee services	購股權計劃 — 僱員服務價值	17	-	1,074	-	-	1,074
Share option scheme — issued shares	購股權計劃 — 發行股份		160	9,960	-	-	10,120
Dividend distribution to shareholders	向股東分派股息		-	(191,101)	-	-	(191,101)
Acquisition of subsidiaries	收購附屬公司		-	-	-	34,593	34,593
Capital contribution from non-controlling interests	非控股權益注資		-	-	-	1,200	1,200
Appropriation of statutory reserves	法定儲備撥備		-	26,643	(26,643)	-	-
Dividend distribution to non-controlling interests	向非控股權益分派股息		-	-	-	(2,067)	(2,067)
<b>Balance at 30 June 2021 (Unaudited)</b>	於2021年6月30日的結餘 (未經審核)	11,217	1,887,662	862,430	2,761,309	70,335	2,831,644

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

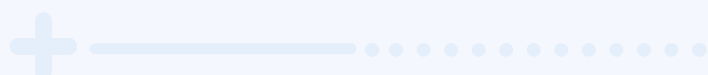
以上中期簡明綜合權益變動表應與隨附附註一併閱讀。

# INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

## 中期簡明綜合現金流量表

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

		<b>Six months ended 30 June</b>	
		截至6月30日止六個月	
		2022	2021
		2022年	2021年
		<b>RMB'000</b>	<b>RMB'000</b>
		人民幣千元	人民幣千元
		<b>(Unaudited)</b>	<b>(Unaudited)</b>
		(未經審核)	(未經審核)
<b>Cash flows from operating activities</b>	<b>經營活動所得現金流量</b>		
Cash generated from operations	經營所得現金	<b>109,772</b>	380,964
Income tax paid	已付所得稅	<b>(118,379)</b>	(65,922)
<b>Net cash (used in)/generated from operating activities</b>	<b>經營活動(所用)/所得現金淨額</b>	<b>(8,607)</b>	315,042
<b>Cash flows from investing activities</b>	<b>投資活動所得現金流量</b>		
Purchase of property, plant and equipment	購買物業、廠房及設備	<b>(8,036)</b>	(7,660)
Purchase of intangible assets	購買無形資產	<b>(7,888)</b>	(1,718)
Proceeds from disposal of property, plant and equipment	出售物業、廠房及設備所得款項	<b>740</b>	189
Loans to a third party	向一名第三方提供貸款	<b>(381,000)</b>	-
Repayments of loans from third parties	償還第三方提供的貸款	<b>409,000</b>	-
Interest received on loans to third parties	就向第三方提供貸款收取的利息	<b>25,530</b>	-
Payments for deposits for potential acquisition of a subsidiary	為可能收購一家附屬公司支付的按金	-	(100,000)
Repayments of deposits for potential acquisition of a subsidiary	償還為可能收購一家附屬公司的按金	<b>100,000</b>	-
Payments for acquisition of subsidiaries, net of cash acquired	收購附屬公司所付款項，扣除所得現金	<b>(24,715)</b>	5,515
Payments for financial assets at fair value through profit or loss	就以公允價值計量並計入損益的金融資產所付款項	-	(514,361)
Proceeds from disposal of financial assets at fair value through profit or loss	出售以公允價值計量並計入損益的金融資產所得款項	<b>5,077</b>	899,891
Interest received on senior notes	已收優先票據利息	<b>3,180</b>	3,147
Investments in associates	於聯營公司的投資	-	(5,199)
<b>Net cash generated from investing activities</b>	<b>投資活動所得現金淨額</b>	<b>121,888</b>	279,804



# INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

## 中期簡明綜合現金流量表

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

		Six months ended 30 June	
		截至6月30日止六個月	
		2022	2021
		2022年	2021年
	Note	RMB'000	RMB'000
	附註	人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
<b>Cash flows from financing activities</b>	<b>融資活動所得現金流量</b>		
Proceeds from exercise of share options	行使購股權所得款項	15(a) <b>968</b>	10,120
Repurchase of shares of the Company	本公司購回股份	15(b) <b>(8,422)</b>	-
Capital injection by non-controlling interests	非控股權益注資	<b>747</b>	1,200
Repayments to related parties	向關聯方還款	-	(7,062)
Interest paid	已付利息	<b>(5,101)</b>	(526)
Principal elements of lease payments	租賃付款的本金部分	<b>(11,630)</b>	(4,754)
Repayments of bank borrowings	償還銀行借款	<b>(28,000)</b>	-
Dividends paid to shareholders	已付股東股息	<b>(362,193)</b>	(191,101)
Dividends paid to non-controlling interests	已付非控股權益的股息	<b>(3,265)</b>	(2,067)
<b>Net cash used in financing activities</b>	<b>融資活動所用現金淨額</b>	<b>(416,896)</b>	(194,190)
<b>Net (decrease)/increase in cash and cash equivalents</b>	<b>現金及現金等價物 (減少)/增加淨額</b>	<b>(303,615)</b>	400,656
Cash and cash equivalents at beginning of the period	期初現金及現金等價物	<b>2,264,412</b>	2,217,784
Effects of exchange rate changes on cash and cash equivalents	現金及現金等價物的匯率變動的影響	<b>8,664</b>	(6,702)
<b>Cash and cash equivalents at the end of the period</b>	<b>期末現金及現金等價物</b>	<b>1,969,461</b>	2,611,738

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

以上中期簡明綜合現金流量表應與隨附附註一併閱讀。

# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 1 GENERAL INFORMATION

Central China New Life Limited (the “Company”) was incorporated in the Cayman Islands on 16 October 2018 as an exempted company with limited liability under the Companies Law CAP.22 of the Cayman Islands. The address of the Company’s registered office is Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY1-1111, Cayman Islands.

The Company was listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) on 15 May 2020.

The Company is an investment holding company. The Company and its subsidiaries (together, the “Group”) are principally engaged in (i) provision of property management and value-added services (ii) provision of lifestyle services and (iii) provision of commercial property management and consultation services in the People’s Republic of China (the “PRC”). The controlling shareholders of the Company are Enjoy Start Limited (“Enjoy Start”), a company incorporated under the laws of British Virgin Islands (“BVI”) and Mr. Wu Po Sum (collectively “Mr. Wu” or the “Controlling Shareholder”).

The interim condensed consolidated balance sheet as at 30 June 2022, and the related interim condensed consolidated statements of comprehensive income, changes in equity and cash flows for the six months period then ended, and a summary of significant accounting policies and other explanatory notes (collectively defined as the “Interim Financial Information”) of the Group have been approved for issue by the board of directors of the Company (the “Board”) on 22 August 2022.

The outbreak of the 2019 Novel Coronavirus (the “COVID-19”) had brought unprecedented challenges and added uncertainties to the economy. COVID-19 may affect the financial performance and position of the industry of property management. Since the outbreak of COVID-19, the Group kept continuous attention on the situation of the COVID-19 and reacted actively to its impact on the financial position and operating results of the Group. As at the date that the Interim Financial Information is authorised for issue, COVID-19 doesn’t have any material adverse impact on the financial position and operating result of the Group.

The Interim Financial Information is presented in Renminbi (“RMB”), unless otherwise stated.

The Interim Financial Information has been reviewed but unaudited.

### 1 一般資料

建業新生活有限公司(「本公司」)於2018年10月16日根據開曼群島法例第22章《公司法》在開曼群島註冊成立為獲豁免有限公司。本公司的註冊辦事處位於Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY1-1111, Cayman Islands。

本公司於2020年5月15日在香港聯合交易所有限公司(「聯交所」)主板上市。

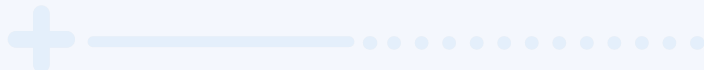
本公司為一家投資控股公司。本公司及其附屬公司(統稱「本集團」)主要於中華人民共和國(「中國」)從事(i)提供物業管理及增值服務；(ii)提供生活服務；及(iii)提供商業資產管理及諮詢服務。本公司的控股股東為創怡有限公司(「創怡」)，一家根據英屬維爾京群島法例註冊成立的公司及胡葆森先生(統稱「胡先生」或「控股股東」)。

本集團於2022年6月30日的中期簡明綜合資產負債表及截至該日止六個月期間的相關中期簡明綜合全面收益、權益變動及現金流量表，以及重大會計政策概要及其他解釋附註(統稱為「中期財務資料」)已於2022年8月22日獲董事會(「董事會」)批准刊發。

2019冠狀病毒病(「COVID-19」)爆發為經濟帶來前所未有的挑戰及增加不確定性。COVID-19可能影響物業管理行業的財務表現及地位。自COVID-19爆發起，本集團持續關注COVID-19的狀況，並積極應對其對本集團財務狀況及經營業績的影響。於本中期財務資料獲准發佈日期，COVID-19對本集團的財務狀況及經營業績並無任何重大不利影響。

除另有說明外，中期財務資料表均以人民幣(「人民幣」)呈列。

中期財務資料已經審閱，未經審核。



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 2 BASIS OF PREPARATION

This Interim Financial Information for the six months ended 30 June 2022 has been prepared in accordance with Hong Kong Accounting Standard 34 “Interim Financial Reporting”.

The Interim Financial Information does not include all the notes of the type normally included in an annual financial report. Accordingly, the Interim Financial Information is to be read in conjunction with the annual report of the Group for the year ended 31 December 2021 and any public announcements made by the Group during the interim reporting period.

### 3 SIGNIFICANT ACCOUNTING POLICIES

The accounting policies adopted are consistent with those of the previous financial year and corresponding interim reporting period, except for the estimation of income tax (see Note 3(a)) and adoption of new and amended standards as set out below.

#### (a) Income taxes

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

#### (b) New and amended standards adopted by the Group

The following new or amended standards became applicable for the current reporting period. The Group did not change its accounting policies or make retrospective adjustments as a result of adopting these amended standards.

- Property, Plant and Equipment: Proceeds before Intended Use – Amendments to HKAS 16
- Onerous Contracts – Cost of Fulfilling a Contract – Amendments to HKAS 37
- Annual Improvements to HKFRS Standards 2018–2020
- Reference to the Conceptual Framework – Amendments to HKFRS 3
- Amendments to AG 5 Merger Accounting for Common Control Combinations.

### 2 編製基準

截至2022年6月30日止六個月的本中期財務資料乃根據香港會計準則第34號「中期財務報告」編製。

中期財務資料並不包括所有一般載於年度財務報告的附註。因此，中期財務資料應與本集團截至2021年12月31日止年度的年度報告以及本集團於中期報告期間發佈的任何公開公告一併閱覽。

### 3 重大會計政策

所應用會計政策與過往財政年度及相應中期報告期間所應用者一致，惟所得稅估計（見附註3(a)）及採納下文所載的新標準及經修訂標準除外。

#### (a) 所得稅

中期的所得稅乃採用適用於預期年度總收益的稅率計算。

#### (b) 本集團採納的新訂及經修訂準則

以下新訂及經修訂準則於本報告期間適用。本集團並未由於採用此等經修訂準則而改變其會計政策或進行追溯調整。

- 物業、廠房及設備：擬定用途前的所得款項－香港會計準則第16號（修訂本）
- 虧損性合約－履行合約之成本－香港會計準則第37號（修訂本）
- 香港財務報告準則2018年至2020年週期的年度改進
- 提述概念框架－香港財務報告準則第3號（修訂本）
- 經修訂會計指引第5號共同控制合併的合併會計法



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 3 SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(c) New and amendments to existing standards have been issued but are not effective for the financial year beginning on 1 January 2022 and have not been early adopted by the Group

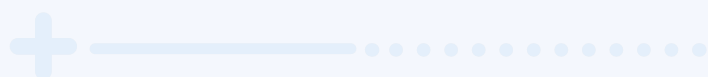
### 3 重大會計政策(續)

(c) 新標準及對現有標準的修訂本已獲頒佈，惟自2022年1月1日起的財政年度尚未生效，且本集團尚未提早採納

		Effective for accounting periods beginning on or after 於以下日期或之後開 始的會計期間生效
HKFRS 17 香港財務報告準則第17號	Insurance Contracts 保險合約	1 January 2023 2023年1月1日
Amendments to HKAS 1 香港會計準則第1號(修訂本)	Classification of Liabilities as Current or Non-current 流動或非流動負債分類	1 January 2023 2023年1月1日
Amendments to HKAS 1 and HKFRS Practice Statement 2 香港會計準則第1號及香港財務 報告準則實務公告第2號(修訂本)	Disclosure of Accounting Policies 會計政策披露	1 January 2023 2023年1月1日
Amendments to HKAS 8 香港會計準則第8號(修訂本)	Definition of Accounting Estimates 會計估計的定義	1 January 2023 2023年1月1日
Amendments to HKAS 12 香港會計準則第12號(修訂本)	Deferred Tax related to Assets and Liabilities arising from a Single Transaction 與單一交易產生的資產和負債相關的 遞延稅項	1 January 2023 2023年1月1日
Amendments to HKFRS 10 and HKAS 28 香港財務報告準則第10號及 香港會計準則第28號(修訂本)	Sale or contribution of assets between an investor and its associate or joint venture 投資者與其聯營企業或合資企業之間的 資產出售或出資	To be determined 有待釐定

The Group has already commenced an assessment of the impact of these new or revised standards, interpretation and amendments, certain of which are relevant to the Group's operations.

本集團已開始評估該等新訂或經修訂準則、詮釋及修訂本的影響，當中若干與本集團的營運有關。





# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 4 SEGMENT INFORMATION

Management has determined the operating segments based on the reports reviewed by the chief operating decision-maker (“CODM”). The CODM, who is responsible for allocating resources and assessing performance of the operating segment, has been identified as the executive directors of the Company.

The CODM examines the Group’s performance from service line perspective and has identified three reportable segments of its business:

- Property management and value-added services: this part of business provides property management services of residential properties and commercial properties, and related value-added services, including consultancy services to property developers, community value-added services, intelligent community services, Central China Consumer Club and real estate marketing services.
- Lifestyle services: this part of business primarily comprises tourism services, sales of goods and provision of catering services.
- Commercial property management and consultation services: this part of business primarily comprises provision of hotel management services and management for agricultural and cultural tourism projects and commercial real-estate operation.

The Group mainly operates its businesses in the PRC and earns substantially all of the revenue from external customers attributed to the PRC. As at 30 June 2022, substantially all of the non-current assets of the Group were located in the PRC. Therefore, no geographical segments are presented.

### 4 分部資料

管理層已根據主要經營決策者（「主要經營決策者」）審閱的報告確定經營分部。主要經營決策者為本公司的執行董事，負責分配資源及評估經營分部的表現。

主要經營決策者從服務線方面審查本集團的表現，並已確定三個須予報告的業務分部：

- 物業管理及增值服務：該業務分部提供住宅物業及商業資產的物業管理服務以及相關增值服務，包括為物業開發商提供諮詢服務、社區增值服務、智慧社區服務、建業君鄰會及房地產營銷服務。
- 生活服務：該業務分部主要包括旅遊服務、銷售貨品及提供餐飲服務。
- 商業資產管理及諮詢服務：該業務分部主要包括提供酒店管理服務及農業及文化旅遊項目管理及商業房地產運營。

本集團主要在中國開展業務，且其絕大部分收入來自中國外部客戶。於2022年6月30日，本集團絕大部分非流動資產位於中國。因此並無呈列地理分部。



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 4 SEGMENT INFORMATION (Continued)

The CODM assesses the performance of the operating segments mainly based on the measure of operating profit excluding other income, other losses and finance income which are not directly related to the segment performance (“segment results”).

#### (a) Segment results

Segment results also excludes the effects of significant items of expenditure which may have an impact on the quality of earnings such as central administration costs.

Interest income and finance income are not allocated to segments, as this type of activity is driven by the central treasury function, which manages the cash position of the Group.

The segment results and the reconciliation with profit before income tax for the six months ended 30 June 2022 and 2021 are as follows:

### 4 分部資料(續)

主要經營決策者主要基於經營利潤(不包括並不與分部表現直接相關的其他收入、其他虧損及融資成本)的計量來評估經營分部的表現(「分部業績」)。

#### (a) 分部業績

分部業績亦不包括可能對盈利質素產生影響的重大開支項目(例如中央行政費用)的影響。

利息收入及融資收入不分配至各分部，因為此類活動由管理本集團現金頭寸的中央財務職能部門推動進行。

截至2022年及2021年6月30日止六個月的分部業績及與未計所得稅前利潤的對賬如下：



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 4 SEGMENT INFORMATION (Continued)

#### (a) Segment results (Continued)

For the six months ended 30 June 2022  
(unaudited)

### 4 分部資料(續)

#### (a) 分部業績(續)

截至2022年6月30日止六個月(未經  
審核)

		Property management and value- added services 物業管理及 增值服務 RMB'000 人民幣千元	Lifestyle services 生活服務 RMB'000 人民幣千元	Commercial property management and consultation services 商業資產管理 及諮詢服務 RMB'000 人民幣千元	Group 本集團 RMB'000 人民幣千元
Segment revenue	分部收入	1,398,507	141,029	65,062	1,604,598
Inter-segment revenue	分部間收入	(3,494)	(35,402)	(434)	(39,330)
Revenue from external customers	來自外部客戶的收入	1,395,013	105,627	64,628	1,565,268
Timing of revenue recognition	收入確認時間				
– at a point in time	– 於某一時間點	196,971	97,387	4,304	298,662
– over time	– 隨時間推移	1,198,042	8,240	60,324	1,266,606
Segment results	分部業績	338,380	11,735	38,765	388,880
Other income	其他收入				44,885
Other losses — net	其他虧損淨額				(10,004)
Unallocated operating costs	未分配運營成本				(27,024)
Finance income — net	融資收入淨額				1,362
Profit before income tax	所得稅前利潤				398,099
Income tax expenses	所得稅開支				(96,604)
Profit for the period	期內利潤				301,495
Depreciation	折舊	22,381	2,078	1,400	25,859
Amortisation	攤銷	8,689	648	245	9,582

# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 4 SEGMENT INFORMATION (Continued)

#### (a) Segment results (Continued)

For the six months ended 30 June 2021  
(unaudited)

### 4 分部資料(續)

#### (a) 分部業績(續)

截至2021年6月30日止六個月(未經  
審核)

		Property management and value- added services 物業管理及 增值服務 RMB'000 人民幣千元	Lifestyle services 生活服務 RMB'000 人民幣千元	Commercial property management and consultation services 商業資產管理 及諮詢服務 RMB'000 人民幣千元	Group 本集團 RMB'000 人民幣千元
Segment revenue	分部收入	1,343,354	235,696	72,739	1,651,789
Inter-segment revenue	分部間收入	(57,264)	(29,671)	(1,027)	(87,962)
Revenue from external customers	來自外部客戶的收入	1,286,090	206,025	71,712	1,563,827
Timing of revenue recognition	收入確認時間				
– at a point in time	– 於某一時間點	316,040	171,354	10,318	497,712
– over time	– 隨時間推移	970,050	34,671	61,394	1,066,115
Segment results	分部業績	280,048	53,006	21,617	354,671
Other income	其他收入				18,480
Other losses — net	其他虧損淨額				(410)
Unallocated operating costs	未分配運營成本				(34,487)
Finance income — net	融資收入淨額				6,128
Profit before income tax	所得稅前利潤				344,382
Income tax expenses	所得稅開支				(73,611)
Profit for the period	期內利潤				270,771
Depreciation	折舊	12,040	1,792	920	14,752
Amortisation	攤銷	8,608	782	–	9,390

# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 4 SEGMENT INFORMATION (Continued)

#### (b) Segment assets and liabilities

Segment assets and liabilities are measured in the same way as in the financial statements. These assets and liabilities are allocated based on the operations of the segment.

Investments in financial assets that are managed by the treasury function are not considered to be segment assets. These are investments in wealth management products and senior notes that are classified as at financial assets at fair value through profit or loss (FVPL).

The following is the analysis of the Group's segment assets and liabilities as at 30 June 2022 (unaudited):

**As at 30 June 2022 (unaudited)**

### 4 分部資料(續)

#### (b) 分部資產及負債

分部資產及負債按財務報表所示相同方式計量。該等資產及負債按分部經營情況進行分配。

對由財務職能部門管理的金融資產的投資不被視為分部資產。對理財產品及優先票據的投資被分類為以公允價值計量並計入損益的金融資產。

以下為本集團於2022年6月30日的分部資產及負債(未經審核)分析：

**截至2022年6月30日(未經審核)**

		Property management and value-added services 物業管理及 增值服務 RMB'000 人民幣千元	Lifestyle services 生活服務 RMB'000 人民幣千元	Commercial property management and consultation services 商業資產管理 及諮詢服務 RMB'000 人民幣千元	Eliminations 抵銷 RMB'000 人民幣千元	Group 本集團 RMB'000 人民幣千元
Segment assets	分部資產	4,736,419	382,926	128,484	(424,894)	4,822,935
Unallocated cash and cash equivalents	未分配現金及現金等價物					139,370
Deferred income tax assets	遞延所得稅資產					42,787
Financial assets at FVPL	以公允價值計量並計入損益的金融資產					38,298
<b>Total assets</b>	<b>資產總值</b>					<b>5,043,390</b>
Segment liabilities	分部負債	(2,120,878)	(71,026)	(57,753)	424,894	(1,824,763)
Deferred income tax liabilities	遞延所得稅負債					(30,730)
Current income tax liabilities	即期所得稅負債					(178,279)
<b>Total liabilities</b>	<b>負債總額</b>					<b>(2,033,772)</b>

# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 4 SEGMENT INFORMATION (Continued)

#### (b) Segment assets and liabilities (Continued)

The following is the analysis of the Group's segment assets and liabilities as at 31 December 2021 (audited):

As at 31 December 2021 (audited)

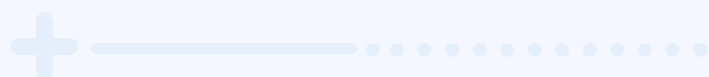
### 4 分部資料(續)

#### (b) 分部資產及負債(續)

以下為本集團於2021年12月31日的分部資產及負債(經審核)分析：

截至2021年12月31日(經審核)

		Property management and value-added services 物業管理及 增值服務 RMB'000 人民幣千元	Lifestyle services 生活服務 RMB'000 人民幣千元	Commercial property management and consultation services 商業資產管理 及諮詢服務 RMB'000 人民幣千元	Eliminations 抵銷 RMB'000 人民幣千元	Group 本集團 RMB'000 人民幣千元
Segment assets	分部資產	4,548,473	374,318	110,630	(489,973)	4,543,448
Unallocated cash and cash equivalents	未分配現金及現金等價物					394,638
Deferred income tax assets	遞延所得稅資產					43,438
Financial assets at FVPL	以公允價值計量並計入損益的金融資產					55,456
<b>Total assets</b>	<b>資產總值</b>					<b>5,036,980</b>
Segment liabilities	分部負債	(2,090,243)	(82,887)	(71,309)	489,973	(1,754,466)
Deferred income tax liabilities	遞延所得稅負債					(26,639)
Current income tax liabilities	即期所得稅負債					(199,347)
<b>Total liabilities</b>	<b>負債總額</b>					<b>(1,980,452)</b>



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 4 SEGMENT INFORMATION (Continued)

#### (c) Disaggregation of revenue from contracts with customers

The Group derives revenue from the transfer of goods and services over time and at a point in time in the following major service lines:

### 4 分部資料(續)

#### (c) 來自客戶合約之收益分類

本集團以下主要服務線隨時間推移及於某一時間點轉移貨品及服務而產生的收益：

		<b>Six months ended 30 June</b>	
		<b>截至 6 月 30 日止六個月</b>	
		<b>2022</b>	2021
		<b>2022 年</b>	2021 年
		<b>RMB'000</b>	RMB'000
		<b>人民幣千元</b>	人民幣千元
		<b>(Unaudited)</b>	(Unaudited)
		<b>(未經審核)</b>	(未經審核)
Property management and related services	物業管理及相關服務	<b>971,879</b>	761,140
Installation and decoration services	安裝及裝修服務	<b>126,868</b>	198,946
Commission income	佣金收入	<b>109,584</b>	128,717
Consulting services	諮詢服務	<b>107,468</b>	120,766
Sales of goods	貨品銷售	<b>103,589</b>	201,678
Membership management income	會員管理收入	<b>70,964</b>	37,984
Commercial property management and consultation services income	商業資產管理及諮詢服務收入	<b>64,339</b>	71,366
Travel service income	旅遊服務收入	<b>3,395</b>	28,191
Others	其他	<b>7,182</b>	15,039
		<b>1,565,268</b>	1,563,827

For the six months ended 30 June 2022 and 2021, revenues from Central China Real Estate Limited ("CCRE") and its subsidiaries (the "CCRE Group") contributed 33% and 30% of the Group's revenue, respectively. Other than the CCRE Group, the Group has a large number of customers, none of whom contributed 10% or more of the Group's revenue.

截至2022年及2021年6月30日止六個月，來自建業地產股份有限公司(「建業地產」)及其附屬公司(「建業集團」)的收入分別佔本集團收入的33%及30%。除建業集團外，本集團還擁有大量其他客戶，其中概無任何客戶貢獻收入佔本集團收入的10%或以上。

# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 4 SEGMENT INFORMATION (Continued)

#### (d) Assets and liabilities related to contracts with customers

The Group has recognised the following assets and liabilities related to contracts with customers:

### 4 分部資料(續)

#### (d) 與客戶合約有關的資產及負債

本集團已確認下列與客戶合約有關的資產及負債：

		<b>30 June 2022 2022年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)</b>	31 December 2021 2021年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
<b>Contract assets</b>	<b>合約資產</b>		
Current contract assets	流動合約資產	<b>28,659</b>	24,486
Loss allowance	虧損撥備	<b>(1,084)</b>	(597)
<b>Total contract assets</b>	<b>合約資產總額</b>	<b>27,575</b>	23,889
<b>Contract liabilities</b>	<b>合約負債</b>		
<b>Non-Current</b>	<b>非流動</b>		
Property management services	物業管理服務	<b>(102,898)</b>	(86,574)
<b>Current</b>	<b>流動</b>		
Property management and value-added services	物業管理及增值服務	<b>(533,553)</b>	(537,929)
Lifestyle services	生活服務	<b>(5,093)</b>	(2,247)
Commercial property management and consultation services	商業資產管理及諮詢服務	<b>(841)</b>	(4,176)
		<b>(539,487)</b>	(544,352)
<b>Total contract liabilities</b>	<b>合約負債總額</b>	<b>(642,385)</b>	(630,926)

Contract liabilities of the Group mainly arise from the advance payments made by customers while the underlying services are yet to be provided.

本集團合約負債主要由尚未提供相關服務時客戶支付的墊款所引致。





# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 5 OTHER INCOME

### 5 其他收入

		<b>Six months ended 30 June</b>	
		截至 6 月 30 日止六個月	
		2022	2021
		2022 年	2021 年
		<b>RMB'000</b>	RMB'000
		人民幣千元	人民幣千元
		<b>(Unaudited)</b>	(Unaudited)
		(未經審核)	(未經審核)
Government grants (Note (a))	政府補助(附註(a))	<b>14,248</b>	14,429
Value-added tax deductible (Note (b))	可抵扣增值稅(附註(b))	<b>5,107</b>	4,051
Interests income from loans to third parties (Note (c))	向第三方提供貸款的利息收入(附註(c))	<b>25,530</b>	-
		<b>44,885</b>	18,480

(a) Government grants mainly consisted of financial subsidies granted by local government. There are no unfulfilled conditions or other contingencies attached to the government grant recognised during the six months ended 30 June 2022.

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

(c) Represented interests income charged to third parties for loans carrying interest rates from 5.6% to 12% per annum, amongst which, RMB409,000,000 have been collected during the six months ended 30 June 2022, and remaining loans of RMB78,748,000 will mature within two years (Note 13 (b)).

(a) 政府補助主要包括地方政府授予的財政補貼。在截至2022年6月30日止六個月確認的政府補助並無未完成條件或其他或然事項。

(b) 可抵扣增值稅主要包括應用於若干附屬公司進項增值稅的額外抵扣。

(c) 指向第三方收取的貸款利息收入，該貸款按年利率5.6%至12%計息，其中人民幣409,000,000元已於截至2022年6月30日止六個月收回，而餘下貸款人民幣78,748,000元將於兩年內到期(附註13(b))。



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 6 OTHER LOSSES — NET

### 6 其他虧損淨額

		Six months ended 30 June	
		截至6月30日止六個月	
		2022	2021
		2022年	2021年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Net fair value losses on financial assets at FVPL	以公允價值計量並計入損益的金 融資產的公允價值虧損淨額	(11,238)	(2,001)
Net foreign exchange (losses)/gains	外匯(虧損)/收益淨額	(406)	1,495
Gains on disposal of right-of-use assets	出售使用權資產的收益	1,158	—
Others	其他	482	96
		(10,004)	(410)

### 7 FINANCE INCOME — NET

### 7 融資收入淨額

		Six months ended 30 June	
		截至6月30日止六個月	
		2022	2021
		2022年	2021年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
<b>Finance income</b>	<b>融資收入</b>		
Interest income from bank deposits	銀行存款利息收入	7,461	8,310
<b>Finance cost</b>	<b>融資成本</b>		
Interest expenses of borrowings	借款利息開支	(3,412)	—
Interest expenses of lease liabilities	租賃負債利息開支	(1,438)	(526)
Interest expenses on discount of long-term payables	長期應付款項貼現的利息開支	(1,249)	(1,656)
		(6,099)	(2,182)
Finance income — net	融資收入淨額	1,362	6,128



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 8 EXPENSES BY NATURE

### 8 按性質劃分的開支

		Six months ended 30 June	
		截至6月30日止六個月	
		2022	2021
		2022年	2021年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Employee benefit expenses	僱員福利開支	341,699	412,001
Security charges	安保費	222,812	122,045
Greening and cleaning expenses	綠化及清潔開支	195,346	150,236
Construction and installation costs	建築及安裝成本	101,546	168,010
Cost of goods sold	銷貨成本	101,052	144,964
Utilities	公用事業費	74,535	56,958
Maintenance costs	保養成本	48,444	16,399
Depreciation and amortisation charges	折舊及攤銷費	35,441	24,142
Professional service fees	專業服務費	9,754	11,823
Office expenses	辦公開支	7,941	9,566
Taxes and other levies	稅項及其他徵費	7,095	7,875
Traveling and entertainment expenses	差旅及招待開支	6,053	9,400
Promotion expenses	推廣費用	5,929	11,608
Outsourcing tourism services costs	旅遊服務外包成本	4,251	26,866
Community activities costs	社區活動費用	2,940	4,709
Outsourcing labor costs	勞務外包費	327	37,884
Auditor's remuneration	核數師酬金		
— Audit services	— 核數服務	1,600	1,300
Others	其他	22,758	17,835
		<b>1,189,523</b>	<b>1,233,621</b>

### 9 INCOME TAX EXPENSES

The Company was incorporated in the Cayman Islands as an exempted company with limited liability and accordingly, is exempted from Cayman Islands income tax. The Company's direct subsidiary in the British Virgin Islands ("BVI") was incorporated under the International Business Companies Act of the BVI and, accordingly, is exempted from British Virgin Islands income tax.

### 9 所得稅開支

本公司是於開曼群島註冊成立的一家獲豁免有限責任公司，因此獲豁免繳納開曼群島所得稅。本公司在英屬維爾京群島（「英屬維京群島」）的直接附屬公司乃根據英屬維爾京群島《國際商業公司法》註冊成立，因此獲豁免繳納英屬維爾京群島所得稅。

# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 9 INCOME TAX EXPENSES (Continued)

Hong Kong profits tax rate is 16.5%. No provision for Hong Kong profits tax was provided as the Group did not have assessable profit in Hong Kong for the six months ended 30 June 2022 and 2021.

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

The general corporate income tax rate in the PRC is 25% according to Corporate Income Tax Law of the PRC (the "CIT Law") effective on 1 January 2008. Henan Aiou Electronic Technology Co., Ltd. was qualified as "High and New Technology Enterprises" ("HNTE") in 2018 and renewed in 2021. Jiyuan City Zhongbang Environmental Sanitation Co., Ltd. was qualified as HNTE in 2019. Henan One Family Network Technology Co., Ltd. and Song Yun (Beijing) Information Service Co., Ltd. were qualified as HNTE in 2020. Accordingly, these four subsidiaries of the Group are entitled to a preferential income tax rate of 15% for a three-year period. Certain of the Group's subsidiaries enjoy the preferential income tax treatment for Small and Micro Enterprise with the income tax rate of 20% and are eligible to have their tax calculated based on 12.5% or 50% of their taxable income.

### 9 所得稅開支(續)

香港利得稅稅率為16.5%。截至2022年及2021年6月30日止六個月，由於本集團並無產生自香港的應課稅利潤，故並無就香港利得稅計提撥備。

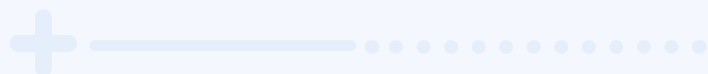
本集團就中國內地的業務作出的所得稅撥備已根據現行相關法例、詮釋及慣例，按期內估計應課稅利潤的適用稅率計算。

根據於2008年1月1日生效的《企業所得稅法》，中國的一般企業所得稅稅率為25%。河南艾歐電子科技有限公司於2018年獲得「高新技術企業」資格並於2021年重續該資格。濟源市眾幫環境保潔有限公司於2019年獲得「高新技術企業」資格。河南一家網絡科技有限公司及嵩雲(北京)信息服務有限公司於2020年獲得「高新技術企業」資格。因此，本集團該四間附屬公司有權享有3年期15%的優惠所得稅稅率。本集團若干附屬公司享有20%小微企業優惠所得稅稅率，並有權根據其應課稅收入的12.5%或50%計稅。

		Six months ended 30 June	
		截至6月30日止六個月	
		2022	2021
		2022年	2021年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Current income tax	即期所得稅	97,311	77,187
Deferred income tax	遞延所得稅	(707)	(3,576)
		<b>96,604</b>	<b>73,611</b>

Income tax expenses is recognised based on management's estimate of the weighted average effective annual income tax rate expected for the full financial year.

管理層根據管理層對整個會計年度預期的加權平均實際年所得稅率的估計確認的所得稅開支。



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 10 EARNINGS PER SHARE

#### (a) Basic earnings per share

The basic earnings per share is calculated by dividing the profit attributable to shareholders of the Company by the weighted average number of ordinary shares in issue during the six months period ended 30 June 2022 and 2021 (excluding treasury shares (Note 15(b))).

### 10 每股盈利

#### (a) 每股基本盈利

截至2022年及2021年6月30日止六個月，每股基本盈利按本公司股東應佔利潤除以已發行普通股加權平均數計算(不包括庫存股份(附註15(b)))。

		<b>Six months ended 30 June</b>	
		<b>截至6月30日止六個月</b>	
		<b>2022</b>	2021
		<b>2022年</b>	2021年
		<b>(Unaudited)</b>	(Unaudited)
		<b>(未經審核)</b>	(未經審核)
Profit attributable to shareholders of the Company (RMB'000)	本公司股東應佔利潤 (人民幣千元)	<b>289,815</b>	260,168
Weighted average number of ordinary shares in issue (in thousands)	已發行普通股的加權平均數 (千股)	<b>1,267,550</b>	1,256,252
Basic earnings per share attributable to the shareholders of the Company during the period (expressed in RMB per share)	期內本公司股東應佔每股基本 盈利(以每股人民幣元呈列)	<b>0.23</b>	0.21



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 10 EARNINGS PER SHARE (Continued)

#### (b) Diluted earnings per share

Diluted earnings per share is calculated by adjusting the weighted average number of ordinary shares outstanding to assume conversion of all dilutive potential ordinary shares arising from share options granted by the Company.

### 10 每股盈利(續)

#### (b) 每股稀釋盈利

每股稀釋盈利乃假設已轉換本公司授出購股權產生的所有具稀釋潛力的普通股後，調整已發行普通股的加權平均數計算得出。

		<b>Six months ended 30 June</b>	
		<b>截至6月30日止六個月</b>	
		<b>2022</b>	2021
		<b>2022年</b>	2021年
		<b>(Unaudited)</b>	(Unaudited)
		<b>(未經審核)</b>	(未經審核)
Profit attributable to shareholders of the Company (RMB'000)	本公司股東應佔利潤 (人民幣千元)	<b>289,815</b>	260,168
Weighted average number of ordinary shares in issue (in thousands)	已發行普通股的加權平均數 (千股)	<b>1,267,550</b>	1,256,252
Adjustments for share options (in thousands)	就購股權進行調整(千股)	<b>13,106</b>	40,902
Weighted average number of ordinary shares for the calculation of diluted earnings per share (in thousands)	計算每股稀釋盈利的普通股的加權平均數(千股)	<b>1,280,656</b>	1,297,154
Diluted earnings per share attributable to the shareholders of the Company during the period (expressed in RMB per share)	期內本公司股東應佔每股稀釋盈利(以每股人民幣元呈列)	<b>0.23</b>	0.20



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 11 PROPERTY, PLANT AND EQUIPMENT

### 11 物業、廠房及設備

		Equipment and furniture 設備及傢俬 RMB'000 人民幣千元	Machinery 機器 RMB'000 人民幣千元	Vehicles 車輛 RMB'000 人民幣千元	Right-of-use assets 使用權資產 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
<b>As at 31 December 2021 (Audited)</b>	<b>截至 2021 年 12 月 31 日 (經審核)</b>					
Cost	成本	57,013	20,882	13,942	87,985	179,822
Accumulated depreciation	累計折舊	(35,564)	(7,222)	(6,256)	(35,722)	(84,764)
<b>Net book amount</b>	<b>賬面淨值</b>	<b>21,449</b>	<b>13,660</b>	<b>7,686</b>	<b>52,263</b>	<b>95,058</b>
<b>Period ended 30 June 2022 (Unaudited)</b>	<b>截至 2022 年 6 月 30 日止期間 (未經審核)</b>					
Opening net book amount	期初賬面淨值	21,449	13,660	7,686	52,263	95,058
Additions	添置	4,765	2,512	759	11,671	19,707
Acquisition of a subsidiary (Note 21)	收購一間附屬公司(附註21)	261	175	359	-	795
Disposals	出售	(315)	(386)	(28)	(8,126)	(8,855)
Currency translation	貨幣匯兌	-	-	-	411	411
Depreciation charge	折舊費用	(7,520)	(2,780)	(1,485)	(14,074)	(25,859)
<b>Closing net book amount</b>	<b>期末賬面淨值</b>	<b>18,640</b>	<b>13,181</b>	<b>7,291</b>	<b>42,145</b>	<b>81,257</b>
<b>As at 30 June 2022 (Unaudited)</b>	<b>截至 2022 年 6 月 30 日 (未經審核)</b>					
Cost	成本	61,285	22,511	14,580	92,438	190,814
Accumulated depreciation	累計折舊	(42,645)	(9,330)	(7,289)	(50,293)	(109,557)
<b>Net book amount</b>	<b>賬面淨值</b>	<b>18,640</b>	<b>13,181</b>	<b>7,291</b>	<b>42,145</b>	<b>81,257</b>
<b>As at 31 December 2020 (Audited)</b>	<b>截至 2020 年 12 月 31 日 (經審核)</b>					
Cost	成本	37,793	11,885	8,976	43,839	102,493
Accumulated depreciation	累計折舊	(23,167)	(3,291)	(2,986)	(16,736)	(46,180)
<b>Net book amount</b>	<b>賬面淨值</b>	<b>14,626</b>	<b>8,594</b>	<b>5,990</b>	<b>27,103</b>	<b>56,313</b>
<b>Period ended 30 June 2021 (Unaudited)</b>	<b>截至 2021 年 6 月 30 日止期間 (未經審核)</b>					
Opening net book amount	期初賬面淨值	14,626	8,594	5,990	27,103	56,313
Additions	添置	5,925	1,233	1,015	840	9,013
Acquisition of subsidiaries	收購附屬公司	2,918	1,761	389	-	5,068
Disposals	出售	(155)	(33)	(1)	-	(189)
Currency translation	貨幣匯兌	-	-	-	(1,392)	(1,392)
Depreciation charge	折舊費用	(6,299)	(1,438)	(1,006)	(6,009)	(14,752)
<b>Closing net book amount</b>	<b>期末賬面淨值</b>	<b>17,015</b>	<b>10,117</b>	<b>6,387</b>	<b>20,542</b>	<b>54,061</b>
<b>As at 30 June 2021 (Unaudited)</b>	<b>截至 2021 年 6 月 30 日 (未經審核)</b>					
Cost	成本	45,663	14,759	10,351	35,760	106,533
Accumulated depreciation	累計折舊	(28,648)	(4,642)	(3,964)	(15,218)	(52,472)
<b>Net book amount</b>	<b>賬面淨值</b>	<b>17,015</b>	<b>10,117</b>	<b>6,387</b>	<b>20,542</b>	<b>54,061</b>

No property, plant and equipment is restricted or pledged as security for borrowings as at 30 June 2022 (31 December 2021: same).

於 2022 年 6 月 30 日，並無物業、廠房及設備受到限制或作為借款抵押而予押記(2021 年 12 月 31 日：相同)。

# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 12 INTANGIBLE ASSETS

### 12 無形資產

		Goodwill 商譽 RMB'000 人民幣千元	Platform and Know-How 平台與 技術訣竅 RMB'000 人民幣千元	Order- Backlog and customer relationship 積壓訂單 與客戶關係 RMB'000 人民幣千元	Software and others 軟件 及其他 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
<b>As at 31 December 2021 (Audited)</b>	<b>截至2021年12月31日(經審核)</b>					
Cost	成本	127,138	40,036	128,134	7,501	302,809
Accumulated amortisation	累計攤銷	-	(6,989)	(16,887)	(4,900)	(28,776)
<b>Net book amount</b>	<b>賬面淨值</b>	<b>127,138</b>	<b>33,047</b>	<b>111,247</b>	<b>2,601</b>	<b>274,033</b>
<b>Period ended 30 June 2022 (Unaudited)</b>	<b>截至2022年6月30日止期間(未經審核)</b>					
Opening net book amount	期初賬面淨值	127,138	33,047	111,247	2,601	274,033
Additions	添置	-	-	-	3,938	3,938
Acquisition of a subsidiary (Note 21)	收購一間附屬公司(附註21)	9,947	-	23,476	16	33,439
Disposals	出售	-	(2,366)	-	-	(2,366)
Amortisation	攤銷	-	(1,738)	(7,455)	(389)	(9,582)
<b>Closing net book amount</b>	<b>期末賬面淨值</b>	<b>137,085</b>	<b>28,943</b>	<b>127,268</b>	<b>6,166</b>	<b>299,462</b>
<b>As at 30 June 2022 (Unaudited)</b>	<b>截至2022年6月30日(未經審核)</b>					
Cost	成本	137,085	37,610	151,610	11,455	337,760
Accumulated amortisation	累計攤銷	-	(8,667)	(24,342)	(5,289)	(38,298)
<b>Net book amount</b>	<b>賬面淨值</b>	<b>137,085</b>	<b>28,943</b>	<b>127,268</b>	<b>6,166</b>	<b>299,462</b>
<b>As at 31 December 2020 (Audited)</b>	<b>截至2020年12月31日(經審核)</b>					
Cost	成本	54,680	19,549	20,216	4,502	98,947
Accumulated amortisation	累計攤銷	-	(3,909)	(3,570)	(3,762)	(11,241)
<b>Net book amount</b>	<b>賬面淨值</b>	<b>54,680</b>	<b>15,640</b>	<b>16,646</b>	<b>740</b>	<b>87,706</b>
<b>Period ended 30 June 2021 (Unaudited)</b>	<b>截至2021年6月30日止期間(未經審核)</b>					
Opening net book amount	期初賬面淨值	54,680	15,640	16,646	740	87,706
Additions	添置	-	-	-	906	906
Acquisition of subsidiaries	收購附屬公司	64,711	21,316	90,742	-	176,769
Amortisation	攤銷	-	(3,413)	(5,517)	(460)	(9,390)
<b>Closing net book amount</b>	<b>期末賬面淨值</b>	<b>119,391</b>	<b>33,543</b>	<b>101,871</b>	<b>1,186</b>	<b>255,991</b>
<b>As at 30 June 2021 (Unaudited)</b>	<b>截至2021年6月30日(未經審核)</b>					
Cost	成本	119,391	40,865	110,958	5,408	276,622
Accumulated amortisation	累計攤銷	-	(7,322)	(9,087)	(4,222)	(20,631)
<b>Net book amount</b>	<b>賬面淨值</b>	<b>119,391</b>	<b>33,543</b>	<b>101,871</b>	<b>1,186</b>	<b>255,991</b>

No intangible asset was restricted or pledged as security for borrowings as at 30 June 2022 (31 December 2021: same).

於2022年6月30日，並無無形資產受到限制或作為借款抵押而予押記(2021年12月31日：相同)。



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 13 TRADE AND OTHER RECEIVABLES AND PREPAYMENTS

### 13 貿易及其他應收款項以及預付款項

		<b>30 June 2022 2022年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)</b>	31 December 2021 2021年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Trade receivables (Note (a))	貿易應收款項(附註(a))		
— Related parties (Note 22(d))	— 關聯方(附註22(d))	<b>1,552,501</b>	1,137,223
— Third parties	— 第三方	<b>793,427</b>	657,831
		<b>2,345,928</b>	1,795,054
Note receivables	應收票據	<b>2,355</b>	600
Less: allowance for impairment of trade receivables	減：貿易應收款項減值撥備	<b>(139,831)</b>	(84,468)
		<b>2,208,452</b>	1,711,186
Other receivables	其他應收款項		
— Loans to third parties (Note (b))	— 向第三方提供貸款(附註(b))	<b>78,748</b>	—
— Amounts due from related parties (Note 22(d))	— 應收關聯方款項(附註22(d))	<b>71,277</b>	306,623
— Utilities	— 公用事業費	<b>28,845</b>	21,187
— Deposits	— 按金	<b>33,648</b>	29,829
— Deposits for potential acquisition of a subsidiary	— 為可能收購一家附屬公司支付的按金	—	100,000
— Amounts due from the non-controlling interests of a subsidiary	— 應收一家附屬公司非控股權益款項	<b>13,699</b>	23,943
— Others	— 其他	<b>9,929</b>	7,060
		<b>236,146</b>	488,642
Less: allowance for impairment of other receivables	減：其他應收款項減值撥備	<b>(4,133)</b>	(46,125)
		<b>232,013</b>	442,517
Prepayments	預付款項		
— Security charges and cleaning expenses	— 安保費及清潔開支	<b>75,748</b>	67,840
— Others	— 其他	<b>35,403</b>	33,841
		<b>111,151</b>	101,681
Total	總計	<b>2,551,616</b>	2,255,384
Less: non-current portion of other receivables and prepayments	減：其他應收款項及預付款項的非流動部分	<b>(41,905)</b>	(33,439)
Current portion of trade and other receivables and prepayments	貿易及其他應收款項及預付款項的流動部分	<b>2,509,711</b>	2,221,945

# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 13 TRADE AND OTHER RECEIVABLES AND PREPAYMENTS (Continued)

(a) As at 30 June 2022 and 31 December 2021, the aging analysis of the trade receivables based on recognition date of trade receivables were as follows:

		<b>30 June 2022 2022年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)</b>	31 December 2021 2021年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
0-180 days	0至180日	<b>1,309,555</b>	1,258,325
181-365 days	181至365日	<b>570,573</b>	272,320
1 to 2 years	1至2年	<b>335,749</b>	184,506
2 to 3 years	2至3年	<b>84,041</b>	54,453
3 to 4 years	3至4年	<b>25,156</b>	14,185
Over 4 years	4年以上	<b>20,854</b>	11,265
		<b>2,345,928</b>	1,795,054

(b) As at 30 June 2022, the Group provided loans to third parties amounted to RMB78,748,000, which bear interest at rates of 5.6% to 9.94% per annum.

### 13 貿易及其他應收款項以及預付款項(續)

(a) 於2022年6月30日及2021年12月31日，基於貿易應收款項確認日期的貿易應收款項的賬齡分析如下：

(b) 於2022年6月30日，本集團向第三方提供貸款人民幣78,748,000元，按每年5.6%至9.94%的利率計息。

### 14 FINANCIAL ASSETS AT FVPL

### 14 以公允價值計量並計入損益的金融資產

		<b>30 June 2022 2022年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)</b>	31 December 2021 2021年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
<b>Financial assets at FVPL</b>	<b>以公允價值計量並計入損益的 金融資產</b>		
Wealth management products	理財產品	-	5,043
Senior notes	優先票據	<b>38,298</b>	50,413
Contingent consideration	或然代價	<b>11,608</b>	-
		<b>49,906</b>	55,456



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 14 FINANCIAL ASSETS AT FVPL (Continued)

#### (a) Fair value hierarchy

This section explains the judgements and estimates made in determining the fair values of the financial instruments that are recognised and measured at fair value in the financial statements. To provide an indication about the reliability of the inputs used in determining fair value, the Group has classified its financial instruments into the three levels prescribed under the accounting standards. An explanation of each level follows underneath the table.

As at 30 June 2022 (Unaudited)	截至2022年6月30日 (未經審核)	Level 1 第一層級 RMB'000 人民幣千元	Level 3 第三層級 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
<b>Financial assets at FVPL</b>	<b>以公允價值計量並計 入損益的金融資產</b>			
Senior notes	優先票據	<b>38,298</b>	–	<b>38,298</b>
Contingent consideration	或然代價	–	<b>11,608</b>	<b>11,608</b>
		<b>38,298</b>	<b>11,608</b>	<b>49,906</b>

The fair value of financial instruments that are not traded in an active market is determined by using valuation techniques.

The different levels have been defined as follows:

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

### 14 以公允價值計量並計入損益的金融資產(續)

#### (a) 公允價值層級

本節闡述釐定於財務報表內按公允價值確認及計量的金融工具的公允價值時所作出的判斷及估計。為得出釐定公允價值所用輸入數據的可信程度指標，本集團根據會計準則將其金融工具分為三層。各層級的說明載於下表。

並非於活躍市場買賣之金融工具的公允價值採用估值技術釐定。

不同層級界定如下：

**第一層級：** 在活躍市場買賣的金融工具(如公開買賣的衍生工具及股本證券)的公允價值根據報告期末的市場報價列賬。本集團持有的金融資產的市場報價為當時買盤價。該等工具計入第一層級。

# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 14 FINANCIAL ASSETS AT FVPL (Continued)

#### (a) Fair value hierarchy (Continued)

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

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

The Group's financial assets at fair values through profit or loss included contingent consideration and senior notes, fair value of which are estimated based on unobservable inputs (level 3) or obtained from quoted market prices (level 1) respectively.

There were no transfers between levels 1, 2 and 3 for recurring fair value measurements during the period. For transfers into and out of level 3 measurements see (b) below.

(b) The following table presents the changes in level 3 instruments for the six months ended 30 June 2022.

### 14 以公允價值計量並計入損益的金融資產(續)

#### (a) 公允價值層級(續)

**第二層級：**並非於活躍市場買賣的金融工具(如場外衍生工具)的公允價值採用估值技術釐定，該等估值技術盡量利用可觀察市場數據而極少依賴實體的特定估計。如計算一金融工具的公允價值所需的所有重大輸入為可觀察數據，則該金融工具列入第二層級。

**第三層級：**倘一項或多項重大輸入並非根據可觀察市場數據，則該金融工具列入第三層級。此乃或然代價的情況。

本集團以公允價值計量且其變動計入當期損益的金融資產包括或然代價和優先票據，其公允價值分別基於不可觀察輸入值(第三層級)或從市場報價(第一層級)獲得。

期內，經常性公允價值計量之第一、二及三層級之間並無轉撥。有關第三層日級計量的轉入及轉出，請參閱下文(b)。

(b) 下表呈列截至2022年6月30日止六個月第三層級工具的變動。

		<b>Financial assets at FVPL 以公允價值計量並計入 損益的金融資產 RMB'000 人民幣千元 (Unaudited) (未經審核)</b>
Opening balance	期初結餘	<b>5,043</b>
Acquisition of a subsidiary	收購一間附屬公司	<b>11,608</b>
Gains for the period recognised in profit or loss	於損益確認的期間內收益	<b>34</b>
Disposals	出售	<b>(5,077)</b>
Closing balance	期末結餘	<b>11608</b>

# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 14 FINANCIAL ASSETS AT FVPL (Continued)

- (c) Quantitative information about fair value measurements using significant unobservable inputs (Level 3) is as follow:

### 14 以公允價值計量並計入損益的金融資產(續)

- (c) 有關使用重大不可觀察輸入值(第三層級)的公允價值計量的定量資料如下：

Description	Fair value at 30 June 2022 於2022年6月30日的公允價值 RMB'000 人民幣千元 (Unaudited) (未經審核)	Valuation techniques 估值技術	Unobservable input 不可觀察輸入值	Range of unobservable input 不可觀察輸入數據範圍	Relationship of unobservable inputs to fair value 不可觀察輸入值與公允價值的關係
Contingent consideration	11,608	Discounted cash flow	Expected net profit	RMB4,858,000-6,426,000	A change in expected net profit +/- 10% results in a change in fair value by RMB1,612,000
或然代價	11,608	貼現現金流量	預期淨利潤	人民幣4,858,000至6,426,000元	預期淨利潤變動 +/-10%，導致公允價值變動人民幣1,612,000元

The Group manages the valuation of level 3 instruments for financial reporting purpose on a case by case basis. At least once every reporting year, the Group would assess the fair value of the Group's level 3 instruments by using valuation techniques.

本集團就財務申報目的根據具體情況管理第三層級工具的估值。於每個申報年度，本集團至少會使用估值技術對其第三層級工具的公允價值進行一次評估。

# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 15 SHARE CAPITAL

### 15 股本

		<b>Number of ordinary shares</b> 普通股數目	<b>Share capital</b> 股本 HK\$'000 千港元	<b>Equivalent share capital</b> 股本等價物 RMB'000 人民幣千元 (Unaudited) (未經審核)
<b>Authorised</b>	<b>法定</b>			
As at 31 December 2021 and 30 June 2022	於2021年12月31日及 2022年6月30日	5,000,000,000	50,000	42,795
<b>Issued</b>	<b>已發行</b>			
As at 1 January 2022	於2022年1月1日	<b>1,268,966,000</b>	<b>12,310</b>	<b>11,247</b>
Share option scheme-issued shares (Note (a))	購股權計劃一已發行 股份(附註(a))	<b>1,845,000</b>	<b>18</b>	<b>15</b>
Cancellation of shares (Note (b))	股份註銷(附註(b))	<b>(1,605,000)</b>	<b>(16)</b>	<b>(13)</b>
As at 30 June 2022	於2022年6月30日	<b>1,269,206,000</b>	<b>12,312</b>	<b>11,249</b>
As at 1 January 2021	於2021年1月1日	1,246,215,000	12,082	11,057
Share option scheme-issued shares	購股權計劃一已發行 股份	19,128,000	192	160
As at 30 June 2021	於2021年6月30日	1,265,343,000	12,274	11,217



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 15 SHARE CAPITAL (Continued)

- (a) During the six months ended 30 June 2022, 1,845,000 pre-IPO share options were exercised at a price of HK\$0.62 with received proceeds of HK\$1,144,000 (equivalent to approximately RMB968,000). The average related price at the time of exercise was HK\$3.32 per share.
- (b) Treasury shares

### 15 股本(續)

- (a) 截至2022年6月30日止六個月，1,845,000份首次公開發售前購股權以0.62港元的價格獲行使，所得款項為1,144,000港元(相當於約人民幣968,000元)。行使時的相關平均價格為每股3.32港元。
- (b) 庫存股份

		Number of treasury shares 庫存股份數目	Amounts 金額 RMB'000 人民幣千元 (Unaudited) (未經審核)
As at 1 January 2022	於2022年1月1日	924,000	3,883
Shares repurchased (Note (i))	購回股份(附註(i))	2,499,000	8,422
Shares cancelled (Note (ii))	註銷股份(附註(ii))	(1,605,000)	(6,273)
As at 30 June 2022	於2022年6月30日	1,818,000	6,032

- (i) The Company repurchased 2,499,000 shares of its own ordinary shares during the six months period ended 30 June 2022 (six months period ended 30 June 2021: nil). The total purchased consideration was approximately HK\$10,167,000 (equivalent to RMB8,422,000) and was recognised as treasury shares in other reserves.
- (ii) The Company cancelled 1,605,000 shares in May 2022. Accordingly, the issued share capital and share premium were reduced by the amounts of the shares cancelled.

- (i) 本公司於截至2022年6月30日止六個月期間購回2,499,000股自有普通股(截至2021年6月30日止六個月期間：零)。總購買代價約為10,167,000港元(相當於人民幣8,422,000元)並在其他儲備中確認為庫存股。
- (ii) 本公司於2022年5月註銷1,605,000股股份。因此，已發行股本及股份溢價因已註銷股份金額而減少。



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 16 OTHER RESERVES

### 16 其他儲備

		Capital reserves	Treasury shares	Share premium	Employee share-based compensation reserves 僱員以股份為基礎的	Statutory reserves	Foreign currency translation	Total
		資本儲備 RMB'000 人民幣千元	庫存股份 RMB'000 人民幣千元	股份溢價 RMB'000 人民幣千元	酬金儲備 RMB'000 人民幣千元	法定儲備 RMB'000 人民幣千元	外幣匯兌 RMB'000 人民幣千元	總計 RMB'000 人民幣千元
<b>Balance at 1 January 2022</b> <b>(Audited)</b>	於2022年1月1日的結餘 (經審核)	81,023	(3,883)	1,692,488	6,798	125,325	(147,371)	1,754,380
Share option scheme-value of employee services (Note 17)	購股權計劃—僱員服務價值 (附註17)	-	-	-	829	-	-	829
Share option scheme-issued shares (Note 15(a))	購股權計劃—已發行股份 (附註15(a))	-	-	1,832	(879)	-	-	953
Repurchase of shares of the Company (Note 15(b))	本公司購回股份(附註15(b))	-	(8,422)	-	-	-	-	(8,422)
Cancellation of shares (Note 15(b))	股份註銷(附註15(b))	-	6,273	(6,260)	-	-	-	13
Currency translation differences	貨幣換算差額	-	-	-	-	-	11,417	11,417
Dividend distribution to shareholders (Note 20)	向股東分派股息(附註20)	-	-	(362,193)	-	-	-	(362,193)
<b>Balance at 30 June 2022</b> <b>(Unaudited)</b>	於2022年6月30日的結餘 (未經審核)	81,023	(6,032)	1,325,867	6,748	125,325	(135,954)	1,396,977
<b>Balance at 1 January 2021</b> <b>(Audited)</b>	於2021年1月1日的結餘 (經審核)	81,023	-	2,014,792	15,288	65,467	(125,188)	2,051,382
Share option scheme-value of employee services (Note 17)	購股權計劃—僱員服務價值 (附註17)	-	-	-	1,074	-	-	1,074
Share option scheme-issued shares	購股權計劃—已發行股份	-	-	18,575	(8,615)	-	-	9,960
Currency translation differences	貨幣換算差額	-	-	-	-	-	(10,296)	(10,296)
Dividend distribution to shareholders	向股東分派股息	-	-	(191,101)	-	-	-	(191,101)
Appropriation of statutory reserves (Note (a))	法定儲備撥備(附註(a))	-	-	-	-	26,643	-	26,643
<b>Balance at 30 June 2021</b> <b>(Unaudited)</b>	於2021年6月30日的結餘 (未經審核)	81,023	-	1,842,266	7,747	92,110	(135,484)	1,887,662



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 16 OTHER RESERVES (Continued)

#### (a) PRC statutory reserves

In accordance with relevant rules and regulations in the PRC, except for sino-foreign equity joint venture enterprises, all PRC companies are required to transfer 10% of their profit after taxation calculated under PRC accounting rules and regulations to the statutory reserve fund, until the accumulated total of the fund reaches 50% of their registered capital. The statutory reserve fund can only be used, upon approval by the relevant authority, to offset losses carried forward from previous years or to increase capital of the respective companies.

### 17 SHARE-BASED PAYMENTS

The Company approved and adopted the option scheme on 3 January 2019. Share options under the Pre-IPO Share Option Scheme (the "Option") are granted to eligible participants (the "Eligibles") including directors and certain key employees. Options are conditional on the Eligibles have served the Group for certain period (the vesting period). Share Options are granted for no consideration and carry no dividend or voting right. When exercised, each Option is convertible into one ordinary share. The Group has no legal or constructive obligation to repurchase or settle the Option in cash.

#### Share options granted to employees under the Pre-IPO Share Option Scheme

On 3 January 2019 and 10 January 2019, 31,680,000 and 13,320,000 Options were granted to the Eligibles with the same exercise price of HK\$0.62 per share.

For vesting schedule of the share options granted to directors and certain key employees, the share option will be vested within 24 months immediately following the listing date.

### 16 其他儲備(續)

#### (a) 中國法定儲備

根據中國相關規則及規例，除中外合資企業外，所有中國公司須將其按照中國會計規則及規例計算所得的稅後利潤的10%確認轉撥至法定儲備基金，直至基金的累計總額達到其註冊資本的50%。法定儲備基金僅可於獲得相關機構批准後用作抵銷過往年度虧損或增加有關公司的資本。

### 17 以股份為基礎的付款

本公司已於2019年1月3日批准和採納購股權計劃。首次公開發售前購股權計劃下的購股權(「購股權」)被授予包括董事及特定重要僱員在內的合資格參與者(「合資格人士」)。購股權授予的條件是合資格人士須為本集團服務達到一定的期限(歸屬期)。購股權的授予不收取對價，也不附帶股息或表決權。行使後，每一份購股權可轉換為一股普通股。本集團並無以現金購回或結算購股權的法定或推定責任。

#### 首次公開發售前購股權計劃項下向僱員授予的購股權

於2019年1月3日及2019年1月10日，已向合資格人士授予31,680,000份及13,320,000份購股權，行使價同為每股0.62港元。

就授予董事及特定重要僱員的購股權歸屬計劃而言，購股權將於緊隨上市日期後的24個月內獲歸屬。

# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 17 SHARE-BASED PAYMENTS (Continued)

#### Share options granted to employees under the Pre-IPO Share Option Scheme (Continued)

Movement in the number of share options granted to employees and their related weighted average exercise prices are as follows:

		Number of options 購股權數目		
		Six months ended 30 June 截至6月30日止六個月		
		Exercise price 行使價	2022 2022年	2021 2021年
At the beginning of the period	於期初	HK\$0.62 港元	15,881,000	42,210,000
Exercised	已行使	HK\$0.62 港元	(1,845,000)	(19,128,000)
Forfeited	已沒收	HK\$0.62 港元	-	(2,610,000)
At the end of the period	於期末	HK\$0.62 港元	14,036,000	20,472,000
Currently exercisable	目前可行使	HK\$0.62 港元	14,036,000	4,636,000

#### Fair value of share options granted under the Pre-IPO Share Option Scheme

The fair value of options granted on 3 January 2019 and 10 January 2019 under Pre-IPO Share Option Scheme determined using the Binomial option-pricing model was approximately RMB20.8 million.

The total expenses recognised in the consolidated statement of comprehensive income for share options granted to employees is RMB829,000 and RMB1,074,000 for the period ended 30 June 2022 and 2021 respectively.

### 17 以股份為基礎的付款 (續)

#### 首次公開發售前購股權計劃項下向僱員授予的購股權 (續)

向僱員授出的購股權數目及其相關加權平均行使價的變動如下：

#### 首次公開發售前購股權計劃項下授予之購股權的公允價值

於2019年1月3日及2019年1月10日根據首次公開發售前購股權下授予之購股權的公允價值乃使用二項式購股權定價模型釐定，約為人民幣20.8百萬元。

截至2022年及2021年6月30日止期間，就授予員工的購股權在綜合全面收益表中確認的開支總額分別為人民幣829,000元及人民幣1,074,000元。



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 18 BORROWINGS

### 18 借款

		<b>30 June</b> <b>2022</b> <b>2022年</b> <b>6月30日</b> <b>RMB'000</b> 人民幣千元 <b>(Unaudited)</b> (未經審核)	31 December 2021 2021年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Non-current liabilities	非流動負債		
— Long-term bank borrowings — secured (Note(b))	— 長期銀行借款— 有抵押 (附註(b))	<b>24,793</b>	—
Included in current liabilities	計入流動負債		
— Short-term bank borrowings — secured (Note(c))	— 短期銀行借款— 有抵押 (附註(c))	<b>23,956</b>	—
— Current portion of long-term bank borrowings — secured (Note(d))	— 長期銀行借款的流動 部分— 有抵押(附註(d))	<b>27,000</b>	—
		<b>50,956</b>	—
Total bank borrowings	銀行借款總額	<b>75,749</b>	—

(a) As at 30 June 2022, the Group's bank borrowings were repayable as follows:

(a) 於2022年6月30日，本集團銀行借款的償還情況如下：

		<b>30 June</b> <b>2022</b> <b>2022年</b> <b>6月30日</b> <b>RMB'000</b> 人民幣千元 <b>(Unaudited)</b> (未經審核)	31 December 2021 2021年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Within 1 year	一年以內	<b>50,956</b>	—
Over 1 year and within 2 years	一年以上但兩年以內	<b>24,793</b>	—
		<b>75,749</b>	—



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

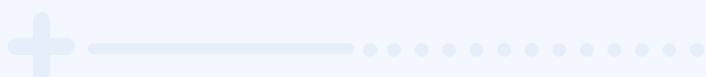
(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 18 BORROWINGS (Continued)

- (b) The secured long-term bank borrowings amounted to RMB24,793,000 as at 30 June 2022 were bearing with fixed interest rates of 9.18% per annum and secured by certain PPE of a subsidiary's non-controlling interest.
- (c) The secured short-term bank borrowings amounted to RMB23,956,000 as at 30 June 2022 were bearing with fixed interest rates of 5.6% per annum and secured by certain PPE of a subsidiary's non-controlling interest.
- (d) The secured Current portion of long-term bank borrowings amounted to RMB27,000,000 as at 30 June 2022 were bearing with fixed interest rates of 9.94% per annum and secured by certain PPE of a subsidiary's non-controlling interest.
- (e) All the borrowings are denominated in RMB as at 30 June 2022.

### 18 借款(續)

- (b) 於2022年6月30日，有抵押長期銀行借款人民幣24,793,000元乃按固定年利率9.18%計息，並由一間附屬公司的非控股權益的若干物業、廠房及設備作抵押。
- (c) 於2022年6月30日，有抵押短期銀行借款人民幣23,956,000元乃按固定年利率5.6%計息，並由一間附屬公司的非控股權益的若干物業、廠房及設備作抵押。
- (d) 於2022年6月30日，有抵押長期銀行借款的流動部分人民幣27,000,000元乃按固定年利率9.94%計息，並由一間附屬公司的非控股權益的若干物業、廠房及設備作抵押。
- (e) 於2022年6月30日，所有借款均以人民幣計值。



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 19 TRADE AND OTHER PAYABLES

### 19 貿易及其他應付款項

		<b>30 June 2022 2022年 6月30日 (Unaudited) (未經審核)</b>	31 December 2021 2021年 12月31日 (Audited) (經審核)
Trade payables (Note (a))	貿易應付款項(附註(a))		
— Related parties (Note 22(d))	— 關聯方(附註22(d))	<b>18,610</b>	14,188
— Third parties	— 第三方	<b>402,262</b>	428,098
		<b>420,872</b>	442,286
Other payables	其他應付款項		
— Deposits	— 按金	<b>252,916</b>	257,253
— Property maintenance funds	— 物業維護資金	<b>113,432</b>	103,349
— Utilities	— 公用事業費	<b>39,806</b>	22,461
— Amounts due to related parties (Note 22 (d))	— 應付關聯方款項 (附註22(d))	<b>21,487</b>	19,086
— Payables due to the then shareholders of newly-acquired subsidiaries	— 應付新收購附屬公司當時 股東的款項	—	2,915
— Payables for acquisitions of subsidiaries	— 收購附屬公司應付款項	<b>46,630</b>	41,399
— Others	— 其他	<b>33,329</b>	30,535
		<b>507,600</b>	476,998
Accrued payroll	應計薪金	<b>76,315</b>	101,553
Other tax payables	其他應繳稅項	<b>60,155</b>	52,520
Total	總計	<b>1,064,942</b>	1,073,357
Less: non-current portion of other payables	減：其他應付款項非即期部分	<b>(1,548)</b>	(20,486)
Current portion of trade and other payables	貿易及其他應付款項即期部分	<b>1,063,394</b>	1,052,871

# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 19 TRADE AND OTHER PAYABLES (Continued)

As at 30 June 2022 and 31 December 2021, the carrying amounts of trade and other payables approximated their fair values.

- (a) As at 30 June 2022 and 31 December 2021, the aging analysis of the trade payables based on invoice date were as follows:

		<b>30 June 2022 2022年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)</b>	31 December 2021 2021年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
0-180 days	0至180日	<b>262,614</b>	340,648
181-365 days	181至365日	<b>105,463</b>	56,341
1 to 2 years	1至2年	<b>44,172</b>	37,636
2 to 3 years	2至3年	<b>7,861</b>	6,251
Over 3 years	3年以上	<b>762</b>	1,410
		<b>420,872</b>	442,286

- (b) The amounts due to related parties were unsecured, interest-free and repayable on demand.

### 20 DIVIDENDS

A final dividend in respect of the year ended 31 December 2021 of HK\$0.337 per ordinary share, approximately HK\$427,164,000 (equivalent to RMB362,193,000) was declared by the Board at the Annual General Meeting held on 10 May 2022. The final dividend has been distributed out of the Company's share premium and paid in cash.

An interim dividend of HK\$0.211 per ordinary share for the six months ended 30 June 2022 has been proposed by the Board at the Board Meeting held on 22 August 2022 and is subject to approval by the Company's shareholders at an extraordinary general meeting expected to be held on 15 September 2022. The interim dividend will be distributed out of the Company's share premium.

### 19 貿易及其他應付款項(續)

於2022年6月30日及2021年12月31日，貿易及其他應付款項的賬面值與其公允價值相若。

- (a) 於2022年6月30日及2021年12月31日，基於發票日期的貿易應付款項之賬齡分析如下：

- (b) 應付關聯方款項無抵押、免息及須按要求償還。

### 20 股息

本公司董事會已於2022年5月10日舉行的股東周年大會上宣派截至2021年12月31日止年度的末期股息每股普通股0.337港元，約為427,164,000港元(相當於人民幣362,193,000元)。末期股息已從本公司股份溢價中分派並以現金支付。

本公司董事會於2022年8月22日舉行之董事會會議上建議就截至2022年6月30日止六個月派發中期股息每股普通股0.211港元，惟須獲得本公司股東於預期將在2022年9月15日舉行之股東特別大會上批准後，方可落實。中期股息將自本公司的股份溢價中分派。



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 21 BUSINESS COMBINATION

#### (a) Summary of acquisition

##### (i) Acquisition of Henan Tianming Property Management Co., Ltd. ("Henan Tianming")

In January 2022, the Group acquired 51% equity interests in Henan Tianming, at a cash consideration of RMB33,660,000. Henan Tianming is a property management company located in Zhengzhou City, Henan Province, the PRC.

Details of the purchase considerations and the net assets acquired are as follows:

### 21 業務合併

#### (a) 收購事項概要

##### (i) 收購河南天明物業管理有限公司 (「河南天明」)

於2022年1月，本集團收購河南天明的51%股權，現金代價為人民幣33,660,000元。河南天明為位於中國河南省鄭州市的物業管理公司。

有關收購代價及已收購淨資產的詳情如下：

		As at acquisition date 於收購日期 RMB'000 人民幣千元 (Unaudited) (未經審核)
Purchase consideration	收購代價	
— Cash paid	— 已付現金	26,928
— Payable	— 應付款項	6,732
— Effect of cash flow discount	— 現金流量貼現的影響	(122)
— Contingent consideration	— 或然代價	(11,608)
<b>Total purchase consideration</b>	<b>收購代價總額</b>	<b>21,930</b>
<b>Recognised amounts of identifiable assets acquired and liabilities assumed</b>	<b>就所收購可識別資產及所承擔負債確認的金額</b>	
Property, plant and equipment	物業、廠房及設備	795
Intangible assets	無形資產	
— Software	— 軟件	16
— Customer relationship	— 客戶關係	23,476
Trade and other receivables and prepayments	貿易及其他應收款項以及預付款項	124,637
Deferred income tax assets	遞延所得稅資產	420
Cash and cash equivalents	現金及現金等價物	5,600
Borrowings	借款	(104,000)
Trade and other payables	貿易及其他應付款項	(15,515)
Contract liabilities	合約負債	(6,063)
Deferred income tax liabilities	遞延所得稅負債	(5,869)
Net identifiable assets acquired	所收購的可識別淨資產	23,497
Less: Equity interest held by non-controlling interests	減：非控股權益持有的股權	(11,514)
Add: Goodwill	加：商譽	9,947
<b>Net assets acquired</b>	<b>所收購淨資產</b>	<b>21,930</b>

# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 21 BUSINESS COMBINATION (Continued)

#### (a) Summary of acquisition (Continued)

##### (i) Acquisition of Henan Tianming Property Management Co., Ltd. (“Henan Tianming”) (Continued)

The goodwill is attributable to the expected future development of the acquired business and improvement on market coverage. It will not be deductible for tax purposes.

##### (ii) Accounting policy choice for non-controlling interests

The Group recognises non-controlling interests in an acquired entity either at fair value or at the non-controlling interest’s proportionate share of the acquired entity’s net identifiable assets. This decision is made on an acquisition-by-acquisition basis. For the non-controlling interests in acquisition of Henan Tianming, the Group elected to recognise the non-controlling interests in at its proportionate share of the acquired net identifiable assets.

##### (iii) Revenue and profit contribution

The acquired businesses contributed revenues of RMB27,758,000 and net profits of RMB1,461,000 to the Group for the period from the acquisition date to 30 June 2022.

Since the business was acquired on 1 January 2022, the pro forma revenue and net profit is not applicable.

No contingent liability has been recognised for the business combination.

### 21 業務合併(續)

#### (a) 收購事項概要(續)

##### (i) 收購河南天明物業管理有限公司(「河南天明」)(續)

商譽歸屬於已收購業務的預期未來發展及市場覆蓋面的改善。其將不可作扣稅用途。

##### (ii) 就非控股權益的會計政策選擇

本集團按公允價值或按非控股權益在已收購實體的可識別淨資產中的比例確認已收購實體的非控股權益。此決定乃按個別收購的基礎進行。對於收購河南天明的非控股權益，本集團選擇按應佔所收購可識別資產淨值的比例確認非控股權益。

##### (iii) 收益及利潤貢獻

於收購日期至2022年6月30日期間，所收購業務為本集團貢獻收入人民幣27,758,000元及純利人民幣1,461,000元。

自於2022年1月1日收購該業務以來，備考收益及純利不再適用。

概無就業務合併確認或然負債。





# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 21 BUSINESS COMBINATION (Continued)

#### (b) Purchase consideration – cash outflow

### 21 業務合併(續)

#### (b) 購買代價 — 現金流出

		Six months ended 30 June 2022 截至 2022 年 6 月 30 日 止六個月 RMB'000 人民幣千元 (Unaudited) (未經審核)
Outflow of cash to acquire subsidiaries, net of cash acquired	收購附屬公司的現金流出，扣除所得現金	
Cash considerations	現金代價	
— Henan Tianming	— 河南天明	26,928
— Another company acquired in the previous year	— 上一年收購的另一家公司	3,387
		30,315
Less: cash and cash equivalents acquired	減：已收購現金及現金等價物	(5,600)
Net outflow of cash — investing activities	現金淨流出 — 投資活動	24,715



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

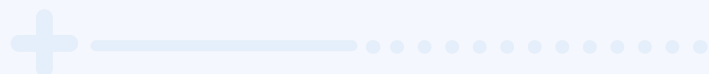
### 22 RELATED PARTY TRANSACTIONS

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

### 22 關聯方交易

#### (a) 關聯方名稱及與關聯方的關係

Name 名稱	Relationship 關係
Mr. Wu 胡葆森先生	Controlling shareholder of the Company 本公司控股股東
CCRE Group 建業集團	A group controlled by Mr. Wu 由胡先生控制的集團
Central China Management Company Limited and its subsidiaries ("CCMGT Group") 中原建業有限公司及其附屬公司(「中原建業集團」)	A group controlled by Mr. Wu 由胡先生控制的集團
Henan Drawin Technology Industry Group Co. Ltd. and its subsidiaries ("Drawin Group") 河南築友智造科技產業集團有限公司及其附屬公司(「築友集團」)	A group controlled by Mr. Wu 由胡先生控制的集團
Biyang County Jianheng Real Estate Development Co. Ltd. 泌陽縣建恒房地產開發有限公司	A joint venture of CCMGT Group 中原建業集團的合資企業
Zhumadian City Zhenghua Land Real Estate Development Co. Ltd. 駐馬店市正華置地房地產開發有限公司	A joint venture of CCMGT Group 中原建業集團的合資企業
Henan Jianye Haima Real Estate Co. Ltd. 河南建業海馬置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Jianye Taihong Real Estate Co. Ltd. 河南建業泰宏置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Jianye Aimi Digital Film Culture Communication Co. Ltd. 河南建業艾米數字電影文化傳播有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Jianye Eighteen City Real Estate Co. Ltd. 鄭州建業十八城置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Aijia Household Products Co. Ltd. 河南艾佳家居用品有限公司	A joint venture of CCRE Group 建業集團的合資企業



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 22 RELATED PARTY TRANSACTIONS

(Continued)

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

### 22 關聯方交易 (續)

#### (a) 關聯方名稱及與關聯方的關係 (續)

Name 名稱	Relationship 關係
Xiangcheng Zhiteng Urban Construction Co. Ltd. 襄城置騰城市建設有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Jianye Wudong Digital Film Co. Ltd. 鄭州建業五棟數位電影有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Jianye Zhengxi Digital Film Co. Ltd. 鄭州建業鄭西數位電影有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Jianye Zhengzhong Digital Film Co. Ltd. 鄭州建業鄭中數位電影有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Renji Real Estate Development Co. Ltd. 鄭州仁基房地產開發有限公司	A joint venture of CCRE Group 建業集團的合資企業
Dengfeng Zhiteng Real Estate Co. Ltd. 登封置騰置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Shengqing Real Estate Development Co. Ltd. 鄭州盛清房地產開發有限公司	A joint venture of CCRE Group 建業集團的合資企業
Shenqiu County Forest Peninsula Real Estate Co. Ltd. 沈丘縣森林半島置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Hongge Curtain Wall Co. Ltd. 河南紅革幕牆有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Shenglong Real Estate Co. Ltd. 鄭州聖隆置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Yuzhu Real Estate Co. Ltd. 河南豫珠置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Xinmi City Emperor Resettlement Industry Co. Ltd. 新密市帝安置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhoukou Zhonghang Real Estate Co. Ltd. 周口中航置業有限公司	A joint venture of CCRE Group 建業集團的合資企業



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 22 RELATED PARTY TRANSACTIONS

(Continued)

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

### 22 關聯方交易 (續)

#### (a) 關聯方名稱及與關聯方的關係 (續)

Name 名稱	Relationship 關係
Zhoukou Greentown Real Estate Development Co. Ltd. 周口綠城房地產開發有限公司	A joint venture of CCRE Group 建業集團的合資企業
Jiaozuo Lvjian Real Estate Development Co. Ltd. 焦作綠建房地產開發有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Jianze Real Estate Co. Ltd. 鄭州建澤置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Bailihui Industrial Co. Ltd. 河南百力匯實業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Yima Jianling Real Estate Development Co. Ltd. 義馬建領房地產開發有限責任公司	A joint venture of CCRE Group 建業集團的合資企業
Anyang Zhongrun Real Estate Development Co. Ltd. 安陽中潤房地產開發有限公司	A joint venture of CCRE Group 建業集團的合資企業
Luohe Jianwen Real Estate Co. Ltd. 漯河建文置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhoukou Jianrui Real Estate Co. Ltd. 周口市建瑞置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Jiaozuo Jianteng Real Estate Co. Ltd. 焦作建騰置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Luoyang Zhuohong Real Estate Co. Ltd. 洛陽卓弘置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Guoxuan Real Estate Co. Ltd. 河南國軒置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Puyang Construction City Development Co. Ltd. 濮陽建城發展有限公司	A joint venture of CCRE Group 建業集團的合資企業
Hebi Rongyi Real Estate Co. Ltd. 鶴壁融億置業有限公司	A joint venture of CCRE Group 建業集團的合資企業



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 22 RELATED PARTY TRANSACTIONS

(Continued)

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

### 22 關聯方交易 (續)

#### (a) 關聯方名稱及與關聯方的關係 (續)

Name 名稱	Relationship 關係
Henan Acrobatics Group Co. Ltd. 河南省雜技集團有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Shuixiu Performing Arts Media Co. Ltd. 河南水秀演藝傳媒有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Haoyu Cultural Tourism Co. Ltd. 河南豪宇文化旅遊有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Haoyu Cultural Development Co. Ltd. 河南豪宇文化發展有限公司	A joint venture of CCRE Group 建業集團的合資企業
Puyang Haoyi Trading Co. Ltd. 濮陽市豪藝商貿有限公司	A joint venture of CCRE Group 建業集團的合資企業
Puyang Haoyi Property Service Co. Ltd. 濮陽市豪藝物業服務有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Bingxue Acrobatics Co. Ltd. 河南冰雪雜技有限公司	A joint venture of CCRE Group 建業集團的合資企業
American Friesen Performing Arts Co. Ltd. 美國佛萊森演藝有限責任公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Jianye Taihong Commercial Management Co. Ltd. 河南建業泰宏商業管理有限公司	A joint venture of CCRE Group 建業集團的合資企業
Linzhou Jianye Baicheng Trading Co. Ltd. 林州建業百城商貿有限公司	A joint venture of CCRE Group 建業集團的合資企業
Huixian City Tengye Education Consulting Co. Ltd. 輝縣市騰業教育諮詢有限公司	A joint venture of CCRE Group 建業集團的合資企業
Jiangsu Aijia Household Products Co. Ltd. 江蘇艾佳家居用品有限公司	A joint venture of CCRE Group 建業集團的合資企業



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 22 RELATED PARTY TRANSACTIONS

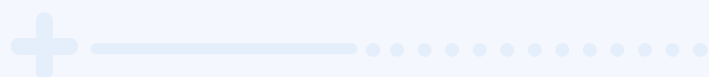
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#### (a) Name and relationship with related parties (Continued)

### 22 關聯方交易 (續)

#### (a) 關聯方名稱及與關聯方的關係 (續)

Name 名稱	Relationship 關係
Linzhou Heavy Machinery Real Estate Development Co. Ltd. 林州重機房地產開發有限公司	A joint venture of CCRE Group 建業集團的合資企業
Luoyang University Science and Technology Park Construction Co. Ltd. 洛陽大學科技園建設有限公司	A joint venture of CCRE Group 建業集團的合資企業
Luoyang Jinjian Urban Construction Development Co. Ltd. 洛陽市金建城市建設發展有限公司	A joint venture of CCRE Group 建業集團的合資企業
Luohe Jingcheng Real Estate Co. Ltd. 漯河景城置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Luohe Liangchen Real Estate Co. Ltd. 漯河梁宸置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Nanyang Wufu Real Estate Co. Ltd. 南陽市五福置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Rongxing Real Estate Co. Ltd. 河南榮星置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Lvchen Real Estate Co. Ltd. 鄭州綠宸置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Shangqiu Baile Real Estate Co. Ltd. 商丘百樂置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Yanling Jianye Green Base Construction Co. Ltd. 鄆陵建業綠色基地建設有限公司	A joint venture of CCRE Group 建業集團的合資企業
Yanling Jianye dining Hall Catering Co. Ltd. 鄆陵建業大食堂餐飲有限公司	A joint venture of CCRE Group 建業集團的合資企業
Hebi Jianye Green Base Construction Co. Ltd. 鶴壁建業綠色基地建設有限公司	A joint venture of CCRE Group 建業集團的合資企業



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 22 RELATED PARTY TRANSACTIONS

(Continued)

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

### 22 關聯方交易 (續)

#### (a) 關聯方名稱及與關聯方的關係 (續)

Name 名稱	Relationship 關係
Hebi Jianye Dining Hall Catering Co. Ltd. 鶴壁建業大食堂餐飲有限公司	A joint venture of CCRE Group 建業集團的合資企業
Luoyang Jianzun Real Estate Co. Ltd. 洛陽建尊置業有限責任公司	A joint venture of CCRE Group 建業集團的合資企業
Huangchuan County Chen He Real Estate Development Co. Ltd. 潢川縣辰合房地產開發有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Jianye Huayi Brothers Cultural Tourism Industry Co. Ltd. 河南建業華誼兄弟文化旅遊產業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Taiqian Jianrun Urban Development Co., Ltd. 台前縣建潤城市發展有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Financial Island Construction and Development Group Co. Ltd. 鄭州金融島建設發展集團有限公司	A joint venture of CCRE Group 建業集團的合資企業
Fugou County Yingbin House Real Estate Co. Ltd. 扶溝縣迎賓府置業有限公司	An associate of CCRE Group 建業集團的聯營公司
Huaiyang District Tianzhu Real Estate Co. Ltd. 淮陽區天築置業有限公司	An associate of CCRE Group 建業集團的聯營公司
Luoyang Hongkun Real Estate Co. Ltd. 洛陽弘坤置業有限公司	An associate of CCRE Group 建業集團的聯營公司
Zhengzhou Dazhang Real Estate Co. Ltd. 鄭州大漳置業有限公司	An associate of CCRE Group 建業集團的聯營公司
Luohe Jingde Real Estate Co. Ltd. 漯河靜德置業有限公司	An associate of CCRE Group 建業集團的聯營公司
Shangqiu Hesheng Real Estate Co. Ltd. 商丘合盛置業有限公司	An associate of CCRE Group 建業集團的聯營公司



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 22 RELATED PARTY TRANSACTIONS

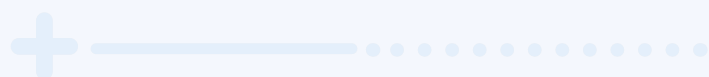
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#### (a) Name and relationship with related parties (Continued)

### 22 關聯方交易 (續)

#### (a) 關聯方名稱及與關聯方的關係 (續)

Name 名稱	Relationship 關係
Henan Aokeliyuan Real Estate Co. Ltd. 河南奧科麗園置業有限公司	An associate of CCRE Group 建業集團的聯營公司
Xinxiang Zunfu Real Estate Co. Ltd. 新鄉市尊府置業有限公司	An associate of CCRE Group 建業集團的聯營公司
Nanyang Jianheyuan Real Estate Development Co. Ltd. 南陽建合源房地產開發有限公司	An associate of CCRE Group 建業集團的聯營公司
St. Andrews Golf Club (Zhengzhou) Co. Ltd. 聖安德魯斯高爾夫俱樂部(鄭州)有限公司	An associate of CCRE Group 建業集團的聯營公司
Zhengzhou United Real Estate Co. Ltd. 鄭州聯合置業有限公司	An associate of CCRE Group 建業集團的聯營公司
Henan Yulv Investment Co. Ltd. 河南豫旅投資有限公司	An associate of CCRE Group 建業集團的聯營公司
Henan Lingtai Real Estate Development Co. Ltd. 河南凌泰房地產開發有限公司	An associate of CCRE Group 建業集團的聯營公司
Hebi Hetai Real Estate Development Co. Ltd. 鶴壁市和泰房地產開發有限公司	An associate of CCRE Group 建業集團的聯營公司
Shangqiu Mingde Real Estate Co. Ltd. 商丘銘德置業有限公司	An associate of CCRE Group 建業集團的聯營公司





# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 22 RELATED PARTY TRANSACTIONS

(Continued)

#### (b) Transactions with related parties

During the six months ended 30 June 2022 and 2021, the Group had the following significant transactions with related parties.

Provision of goods and services to companies controlled by Mr. Wu, joint ventures and associates of CCRE Group and CCMGT Group:

### 22 關聯方交易 (續)

#### (b) 與關聯方的交易

截至2022年及2021年6月30日止六個月，本集團有以下重大關聯方交易。

向胡先生所控制公司、建業集團及中原建業集團的合資企業及聯營公司提供的貨品及服務：

		Six months ended 30 June	
		截至6月30日止六個月	
		2022	2021
		2022年	2021年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Installation and decoration services	安裝及裝修服務	107,031	148,177
Commission income	佣金收入	99,483	109,980
Consulting services	諮詢服務	87,181	72,030
Membership management income	會員管理收入	70,766	37,810
Property management and related services	物業管理及相關服務	59,942	68,793
Commercial property management and consultation services income	商業資產管理及諮詢服務收入	58,981	66,384
Sales of goods	貨品銷售	34,691	49,608
Travel service income	旅遊服務收入	1,267	14,778
		<b>519,342</b>	567,560



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 22 RELATED PARTY TRANSACTIONS

(Continued)

#### (b) Transactions with related parties (Continued)

Receipt of goods and services from companies controlled by Mr. Wu, joint ventures and associates of CCRE Group and CCMGT Group:

### 22 關聯方交易 (續)

#### (b) 與關聯方的交易 (續)

接受胡先生控制的公司、建業集團及中原建業集團的合資企業及聯營公司提供的貨品及服務：

		Six months ended 30 June	
		截至6月30日止六個月	
		2022	2021
		2022年	2021年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Receipt of services	接受服務		
— Tourism cost	— 旅遊成本	1,585	8,067
— Others	— 其他	1,988	2,416
		<b>3,573</b>	10,483
Interest expenses for lease liabilities	租賃負債利息開支		
— Office rental	— 辦公室租金	162	276

All of the transactions above were carried out in the normal course of the Group's business and on terms as agreed between the transacting parties.

上述所有交易均於本集團的正常業務過程中進行，並按照交易雙方之間協定的條款進行。

#### (c) Key management compensation

Compensations for key management including directors' emoluments during the period is set out below:

#### (c) 主要管理人員薪酬

期內包括董事薪金的主要管理人員的薪酬載列如下：

		Six months ended 30 June	
		截至6月30日止六個月	
		2022	2021
		2022年	2021年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Salaries and other short-term employee benefits	薪金及其他短期僱員福利	8,595	14,266



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 22 RELATED PARTY TRANSACTIONS

(Continued)

#### (d) Balances with related parties

### 22 關聯方交易(續)

#### (d) 與關聯方的結餘

		<b>30 June 2022 2022年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)</b>	31 December 2021 2021年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Trade receivables	貿易應收款項		
— CCRE Group and its joint ventures and associates	— 建業集團及其合資企業及聯營公司	<b>1,552,128</b>	1,128,778
— CCMGT Group and its joint ventures and associates	— 中原建業集團及其合資企業及聯營公司	<b>259</b>	8,276
— Drawin Group	— 築友集團	<b>114</b>	169
		<b>1,552,501</b>	1,137,223
Other receivables	其他應收款項		
— CCRE Group and its joint ventures and associates	— 建業集團及其合資企業及聯營公司	<b>52,890</b>	286,101
— CCMGT Group	— 中原建業集團	<b>18,387</b>	20,522
		<b>71,277</b>	306,623
Note receivables	應收票據		
— CCRE Group and its joint ventures and associates	— 建業集團及其合資企業及聯營公司	<b>1,755</b>	300
Prepayments	預付款項		
— CCRE Group and its joint ventures and associates	— 建業集團及其合資企業及聯營公司	<b>459</b>	620
— Drawin Group	— 築友集團	—	18
		<b>459</b>	638
Contract assets	合約資產		
— CCRE Group and its joint ventures and associates	— 建業集團及其合資企業及聯營公司	<b>25,183</b>	21,310
— CCMGT Group	— 中原建業集團	<b>3</b>	2
		<b>25,186</b>	21,312

# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 22 RELATED PARTY TRANSACTIONS

(Continued)

(d) Balances with related parties (Continued)

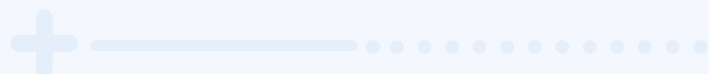
### 22 關聯方交易 (續)

(d) 與關聯方的結餘 (續)

		<b>30 June 2022 2022年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)</b>	31 December 2021 2021年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Trade payables	貿易應付款項		
— CCRE Group and its joint ventures and associates	— 建業集團及其合資企業及 聯營公司	<b>18,600</b>	14,132
— Drawin Group	— 築友集團	<b>10</b>	56
		<b>18,610</b>	14,188
Other payables	其他應付款項		
— CCRE Group and its joint ventures and associates	— 建業集團及其合資企業及 聯營公司	<b>21,453</b>	19,063
— CCMGT Group	— 中原建業集團	<b>34</b>	23
		<b>21,487</b>	19,086
Lease liabilities	租賃負債		
— CCRE Group	— 建業集團	<b>4,981</b>	12,884
Contract liabilities	合約負債		
— CCRE Group and its joint ventures and associates	— 建業集團及其合資企業及 聯營公司	<b>4,652</b>	4,940
— CCMGT Group	— 中原建業集團	-	66
		<b>4,652</b>	5,006

Trade receivables, other receivables, note receivables, trade payables, other payables, lease liabilities and contract liabilities due from/to related parties are unsecured and interest free.

應收／應付關聯方的貿易應收款項、其他應收款項、應收票據、貿易應付款項、其他應付款項、租賃負債及合約負債為無抵押及免息。



# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 23 COMMITMENTS

#### (a) Capital commitments

Capital expenditures contracted but not provided for at the end of the period/year were as follows:

		<b>30 June 2022 2022年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)</b>	31 December 2021 2021年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Intangible assets	無形資產	<b>6,175</b>	5,260
Property, plant and equipment	物業、廠房及設備	<b>116</b>	441
		<b>6,291</b>	5,701

#### (b) Contingencies

The Group did not have any material contingent liabilities as at 30 June 2022 (31 December 2021: same).

### 23 承擔

#### (a) 資本承擔

於期／年末已訂約但未撥備的資本開支如下：

#### (b) 或然事項

於2022年6月30日，本集團概無任何重大或有負債(2021年12月31日：相同)。



