



# 朗诗绿色生活

— LANDSEA GREEN LIFE —

Landsea Green Life Service Company Limited

朗詩綠色生活服務有限公司

*(Incorporated in the Cayman Islands with limited liability)*

*(於開曼群島註冊成立的有限公司)*

Stock code 股份代號 : 1965

## 2022

### INTERIM REPORT

### 中期報告



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# Corporate Information

## 公司資料

### BOARD OF DIRECTORS

#### Executive Directors

Ms. Zhou Qin

Mr. Wu Xu (*Chief Executive Officer*)

Mr. Liu Chao

#### Non-Executive Director

Mr. Tian Ming (*Chairman of the Board*)

Mr. Liu Yong

#### Independent Non-Executive Directors

Ms. Lu Mei

Dr. Chen Kevin Chien-wen

Ms. Katherine Rong Xin

### AUDIT COMMITTEE

Dr. Chen Kevin Chien-wen (*Chairman*)

Ms. Lu Mei

Ms. Katherine Rong Xin

### REMUNERATION COMMITTEE

Ms. Katherine Rong Xin (*Chairman*)

Ms. Zhou Qin

Dr. Chen Kevin Chien-wen

### NOMINATION COMMITTEE

Ms. Lu Mei (*Chairman*)

Ms. Zhou Qin

Ms. Katherine Rong Xin

### AUTHORISED REPRESENTATIVES

Mr. Wu Xu

Mr. Liu Chao (*HKICPA*)

### COMPANY SECRETARY

Mr. Liu Chao (*HKICPA*)

### COMPLIANCE ADVISER

#### Rainbow Capital (HK) Limited

Room 5B, 12/F, Tung Ning Building

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Sheung Wan, Hong Kong

### AUDITOR

#### PricewaterhouseCoopers

*Certified Public Accountants*

*Registered Public Interest Entity Auditor*

### 董事局

#### 執行董事

周勤女士

吳旭先生 (*行政總裁*)

劉超先生

#### 非執行董事

田明先生 (*董事長*)

Liu Yong 先生

#### 獨立非執行董事

魯梅女士

陳建文博士

Katherine Rong Xin 女士

### 審核委員會

陳建文博士 (*主席*)

魯梅女士

Katherine Rong Xin 女士

### 薪酬委員會

Katherine Rong Xin 女士 (*主席*)

周勤女士

陳建文博士

### 提名委員會

魯梅女士 (*主席*)

周勤女士

Katherine Rong Xin 女士

### 授權代表

吳旭先生

劉超先生 (*HKICPA*)

### 公司秘書

劉超先生 (*HKICPA*)

### 合規顧問

泓博資本有限公司

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### 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*

### PRINCIPAL BANKERS

Industrial and Commercial Bank of China Ltd.  
Nanjing Jianye Road Branch  
China Merchant's Bank Co., Ltd.  
Nanjing Branch Aoti Sub-branch

### REGISTERED OFFICE

Cricket Square  
Hutchins Drive  
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Cayman Islands

### HEADQUARTERS AND PRINCIPAL PLACE OF BUSINESS IN THE PRC

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### PRINCIPAL PLACE OF BUSINESS IN HONG KONG

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### PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE IN THE CAYMAN ISLANDS

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Wanchai, Hong Kong

### STOCK CODE

1965

### WEBSITE

<http://www.landseawy.com/>

### 主要往來銀行

中國工商銀行股份有限公司  
南京建鄴路支行  
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南京分行奧體支行

### 註冊辦事處

Cricket Square  
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Grand Cayman KY1-1111  
Cayman Islands

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中國  
江蘇省南京市  
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### 開曼群島股份登記總處

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Cayman Islands

### 香港股份登記處

香港中央證券登記有限公司  
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### 股票代號

1965

### 公司網址

<http://www.landseawy.com/>

# Chairman's Report

## 主席報告



Dear shareholders,

I am pleased to present to our shareholders the unaudited consolidated interim results of Landsea Green Life Service Company Limited (the “**Company**” or “**Landsea Green Life**”) and its subsidiaries (collectively the “**Group**”) for the half year ended 30 June 2022.

### FIRST HALF-YEAR REVIEW

In the first half of 2022, the Group adhered to the customer-oriented principle to carry out business innovation based on our customers' needs and enhanced strategic transformation of the Group into a living service platform. Relying on our increasingly refined operation and management, scientific organizational reform and people-oriented and empirical business philosophy, the Group has developed a manner of higher quality, higher efficiency and higher sustainability in the first half of the year.

尊敬的各位股東：

本人欣然向各位股東提呈朗詩綠色生活服務有限公司(「**本公司**」或「**朗詩綠色生活**」)及其附屬公司(統稱「**本集團**」)截至二零二二年六月三十日止半年度未經審核的綜合中期業績。

### 上半年回顧

二零二二年上半年，本集團堅持以客戶為中心，緊扣客戶需求進行業務創新，加速推進企業向生活服務平台的戰略轉型。依托於更加精細化的經營管理、科學化的組織變革，以及人本務實的經營理念，本集團在上半年實現了更有質量、更有效益、更可持續的發展。

### PERFORMANCE OVERVIEW

During the period under review, the Group's revenue was RMB418 million, representing an increase of 29.4% as compared with RMB323 million for the corresponding period of last year. Our gross profit for the period was RMB105 million, representing an increase of 38.2% as compared with RMB76 million for the corresponding period of last year. Our profit for the period was RMB24 million, representing an increase of 71.4% as compared with RMB14 million for the corresponding period of last year.

### BUSINESS UPDATE

In the first half of the year, the government introduced a number of policies to promote the development of community elderly care, maintenance, housekeeping, retail, childcare and other diversified life services, with further supports towards property management companies to leverage their advantages of being close to residents for providing professional services. On the basis of consolidating property services of good quality, the Group actively responds to national policies in order to follow closely social development trends and also adhere to the direction aimed at customers' demand, and continues to innovate our business models in the field of living services. We have focused on customer asset services, expanded our space operation (空間運營) services, explored community elderly care services, started our pilot run of housekeeping services, and promoted new retail business in communities. Benefiting from the orderly development of lease and sales business in communities and the continuous expansion of the number of projects and GFA under management, our revenue from community value-added services in the first half of the year amounted to RMB33 million, representing a significant increase of 50.0% as compared with RMB22 million for the corresponding period of last year.

The Group also attaches importance to meeting the spiritual needs of property owners through community culture development. In the first half of the year, The Landsea Friends (詩友公社) continued to develop various forms of community activities, completed the replacement with its own standard products, and released the guidance manual on community culture standardization and society development in order to lead property owners to jointly create and build a beautiful and harmonious home. The Landsea Friends (詩友公社) has stimulated the vitality of local communities, and nurtured property owner KOLs and societies. It has also developed, and made connection among 11 urban societies and 146 communities and societies voluntarily operated by property owner KOLs.

### 業績概覽

回顧期內，本集團收入為人民幣4.18億元，較去年同期的人民幣3.23億元增長29.4%；期內毛利為人民幣1.05億元，較去年同期的人民幣0.76億元增長38.2%；期內溢利為人民幣0.24億元，較去年同期的人民幣0.14億元增長71.4%。

### 業務進展

今年上半年，政府出台多項政策鼓勵發展社區養老、維修、家政、零售、托育等多元生活服務，支持物業企業發揮貼近住戶的優勢，提供專業化服務。本集團在夯實高品質基礎物業服務的基礎上，積極響應國家政策，順應社會發展潮流，堅持以客戶需求為導向，持續在生活服務領域進行商業模式創新。我們聚焦客戶資產服務，開拓空間運營服務，探索社區養老服務，開展家政服務試點，推進社區新零售業務。得益於社區租售業務的有序開展以及項目數量、在管建築面積的持續擴大，上半年社區增值服務收入達人民幣0.33億元，較去年同期的人民幣0.22億元大幅增長50.0%。

本集團也重視通過社區文化建設滿足業主精神需求。上半年，詩友公社持續開展形式多樣的社區活動，並完成自身標準產品更迭，發佈了社區文化標準化及社團發展指引手冊，引領業主共創、共建和美家園。詩友公社激發在地社區活力，培育業主KOL、孵化社團，已孵化、連接11個城市社團和146個由業主KOL自發運營的社區社團。



# Chairman's Report

## 主席報告

In terms of value-added business to non-property owners, the Group has strived to build a quality and professional team of sales assistance and management and continued to improve its featured property consultancy services with green building operation and maintenance as the core as well as its capability of providing property agency service for speedy sale of customers' properties. During the period under review, our revenue from value-added services to non-property owners amounted to RMB108 million, representing a significant increase of 52.1% as compared with RMB71 million for the corresponding period of last year.

In terms of market development, the Group continues to expand its market through multiple channels and steadily promoted our scalability together with quality. While focusing on the development of industrial parks and commercial and office properties, we will expand our scope of urban services and gradually build up our service ability for all types of business in the industry. In the first half of the year, the Group started joint venture cooperation with Jiangsu Nanfang Real Estate Group (江蘇南房房產集團) and reached a cooperation intention for the industrial park project with them, entering into the market in Qinlan Town (秦欄鎮), Tianchang City (天長市), Anhui Province to provide urban services on maintenance of and treatment for environment and hygiene. On 30 May 2022, the Group formally completed the equity transfer of Anhui Xindi Ruiyi Property (安徽新地銳意物業) with an additional contracted GFA of approximately 7.03 million sq.m., which strengthened our brand awareness and competitiveness in the commercial and office market in Anhui, Henan and Shandong regions. As of 30 June 2022, the Group had expanded its property management services to 35 cities with a total GFA under management of 27.63 million sq.m. and a total contracted GFA of 36.49 million sq.m., serving over 230,000 households. In particular, the proportion of GFA under management from independent third parties to the total GFA under management further increased to 56.2%, indicating that the Group's capability of independently expanding markets continued to increase.

非業主增值業務方面，本集團著力打造高質量、專業化的案場管理團隊，持續強化以綠色建築運維為核心的特色物業諮詢服務和為客戶快速去化的物業代理服務能力。回顧期內，非業主增值服務收入為人民幣1.08億元，較去年同期的人民幣0.71億元增長52.1%，增幅顯著。

市場發展方面，本集團持續通過多渠道開拓市場，穩步推進有質量的規模發展。在精耕園區、商寫物業的同時，拓展城市服務領域，逐步構建全業態服務能力。上半年，本集團與江蘇南房房產集團合資合作並達成產業園項目合作意向；進駐安徽省天長市秦欄鎮，提供環境衛生養護與治理城市服務。於二零二二年五月三十日，本集團正式完成安徽新地銳意物業的股權交割，新增合約建築面積約703萬平方米，強化了在安徽、河南及山東區域的品牌知名度和商寫市場的競爭力。截至二零二二年六月三十日，本集團物業管理服務已擴展至35個城市，在管總建築面積為2,763萬平方米，合約總建築面積為3,649萬平方米，為超過23萬戶住戶提供服務。其中，獨立第三方在管建築面積佔總在管建築面積的比例進一步提升至56.2%，表明本集團獨立市場擴張能力在持續加強。

With a customer-oriented approach, the Group has been promoting digital establishment to continuously improve customer service and experience as well as our life service capabilities with a view to promoting the transformation of property services. In the first half of the year, the customer service mini program has been fully launched, and the online service contact and the service experience management system jointly established with the Service Account (服務號) and the Corporate WeChat (企業微信) have been gradually improving. The in-depth application of intelligent management system for community visitors and parking not only improves the travel experience of property owners, but also enables an increase in parking income. The optimization of the operating spot management system for space and the launch of the management system for community group purchase, the management system for home lease and sales and the service system for express home delivery effectively facilitated the development of the life service business and improved service efficiency. In addition, electronic work cards were introduced in the project to achieve online management of the operation process of cleaning staff. The construction of procurement management system has launched to further promote cost reduction and efficiency enhancement of corporate operation.

### Corporate Social Responsibility and Sustainability

The Group adheres to the core values of "people orientation, positive and green" and actively fulfills its corporate social responsibilities, such as grassroots governance, environmental protection, employee protection and charity activities.

In the first half of the year, the pandemic revived in many places across the country, when the Group took the initiative to assume the important responsibility of community epidemic prevention. During the epidemic prevention and control in cities, especially in Shanghai, our basic-level employees remembered well their missions, bravely fought against the pandemic at the frontline, and resolutely protected the lives and safety of property owners. In addition, the service team of Dongyang Chengtou Landsea Property (東陽城投朗詩物業) in Zhejiang went out of the community and stationed in the quarantine facilities to participate in the local epidemic prevention and control.

本集團以客戶為中心，持續推進數字化建設，以不斷提升客戶服務體驗和生活服務能力，助推物業服務轉型。上半年，對客服務小程序全面上線，與服務號、企業微信共同構建的線上服務觸點及服務體驗管理體系日趨完善。智慧社區訪客及車場管理系統深入應用，在提升業主出行體驗的同時，促進了車場收入的增長。空間經營點位管理系統的優化，以及社區團購管理系統、房屋租售管理系統、快遞到家服務系統的上線，則有效幫助生活服務業務開展，並提升服務效率。此外，在項目端上線電子工牌，實現對保潔人員作業過程的線上管理；啟動採購管理系統建設，進一步推動企業運營的降本增效。

### 企業社會責任與可持續發展工作

本集團秉持「人本、陽光、綠色」的核心價值觀，在基層治理、環境保護、員工保障、公益活動等方面積極履行企業社會責任。

上半年，全國多地疫情反復，本集團勇於承擔社區防疫的重要責任，在各城市尤其是上海的疫情防控工作中，基層員工牢記使命，堅守於抗疫一線，堅決保障業主生命安全。此外，浙江東陽城投朗詩物業服務團隊更走出社區，進駐當地方艙，參與地方疫情防控工作。





# Chairman's Report

## 主席報告

On 28 April 2022, the Group officially released the 2021 Environmental, Social and Governance (“**ESG**”) Report. The report was also the first ESG report after the listing of the Company, systematically elaborating our efforts and achievements in helping to build sustainable communities and cities and contributing to carbon neutrality. Besides, the Group's ESG development strategies and goals were officially disclosed in the report, which focuses on three major areas, namely “warm and inclusive”, “safe and healthy” and “green and low-carbon”, aiming at actively creating “sustainable low-carbon communities”, promoting the ecological emission reduction in all scenarios of residents' urban community life and making continuous efforts to achieve China's “30 • 60” dual carbon goals.

### Outlook for the Second Half of the Year

Looking forward to the second half of the year, although the economic situation remains to be severe, there will still be broad room for development under the active support from national policies for the property management industry as an important livelihood service industry. As an important subject of community governance, property management companies have been continuously encouraged by the policies to develop diversified life services. The demand for life services of “full life cycle + full life scenario” is huge, and thus the business development potential is sufficient with high potential value and long-term room for sustainable development.

於二零二二年四月二十八日，本集團正式發佈二零二一年度環境、社會及管治(「**ESG**」)報告。該報告也是本公司上市後的首份ESG報告，系統闡述了我們在助力構建可持續社區和城市、助力碳中和進程的努力與成果，並在報告中正式披露本集團ESG發展策略及目標，即聚焦「溫暖包容」、「安全健康」及「綠色低碳」三大領域，積極打造「可持續低碳社區」，推動居民城市社區生活全場景生態減排，為實現中國「30 • 60」雙碳目標而不斷努力。

### 下半年展望

展望下半年，儘管經濟形勢依然嚴峻，但物業管理行業作為重要的民生服務行業，在國家政策的積極支持下，行業發展空間依舊廣闊。物業服務企業作為社區治理的重要主體，發展多元生活服務獲得政策的持續鼓勵，「全生命週期+全生活場景」的生活服務需求巨大，業務發展潛力足，蘊含潛在價值高，且具有可持續發展的長期空間。

Under this trend, the Group will continue to accelerate the transformation and upgrading of enterprises to become a life service platform in the second half of the year. Therefore, we will adhere to the customer-oriented principle, continue to consolidate our regular property management, improve operational management and service quality, and maintain our leading position in the industry in terms of customer satisfaction; continue to develop community life services, innovate business models, expand service scopes, increase the proportion of revenue from community value-added services, and make value-added services an important growth point for us to generate revenue and profit; continue to promote quality scalability on the basis of innovation, and integrate internal and external resources to vigorously expand the residential, office and urban service areas. We will continue to strengthen and accelerate digital establishment, improve customer service experience, optimize corporate operation efficiency, and facilitate the business development in diversified service scenarios. We will embrace our dreams and ambition aiming high, adhere to the long-term development, do difficult but right things, and further promote the healthy operation and sustainable development of the enterprise in the process of strategic transformation.

### ACKNOWLEDGEMENT

Finally, on behalf of the Board, I would like to express my sincere gratitude to all our employees, investors, customers and partners. Thank you for working with us on the path of development and transformation of Landsea Green Life. We will continue to create diversified value for customers, shareholders, employees, partners and other stakeholders, and contribute to the realisation of green and wonderful life for the people.

**Mr. Tian Ming**

*Non-executive Director and Chairman of the Board*

Hong Kong, 19 August 2022

在此趨勢下，本集團下半年將繼續加速推動企業向生活服務平台的轉型升級。為此，我們將堅持以客戶為中心，持續夯實常規物業管理，提升運營管理與服務品質，保持客戶滿意度的行業領先地位；持續發展社區生活服務，創新商業模式，延伸服務領域，提高社區增值服務收入的佔比，使增值服務成為企業創收和盈利重要的增長點；持續在創新的基礎上推進有質量的規模增長，整合內外部資源大力拓展住宅、辦公、城市服務領域；持續加強、加快數字化建設，提升客戶服務體驗，優化企業運營效率，助力多元服務場景的業務發展。我們將懷抱理想，志存高遠，堅持長期主義，做難而正確的事，在戰略轉型的過程中，進一步推動企業的健康經營和可持續發展。

### 致謝

最後，我謹代表董事會向我們的全體員工、投資者、客戶及合作夥伴致以誠摯的謝意。感謝大家在朗詩綠色生活發展與轉型的道路上一直與我們携手同行。我們將持續為客戶、股東、員工、合作方，以及其他利益相關方創造多元價值，為成就人們綠色美好生活貢獻我們的力量。

田明先生

*非執行董事兼董事長*

香港 • 二零二二年八月十九日



# Management Discussion and Analysis

## 管理層討論及分析

### BUSINESS REVIEW

The Group is a growing life service provider well-established in the Yangtze River Delta that provides diversified types of property management services and value-added services. According to China Index Academy (“CIA”), we ranked the 23rd among the “2022 Top 100 Property Management Companies in the PRC” (2022中國物業服務百強企業) in terms of overall strength, considering factors including respective property management scale, operational performance, service quality and growth potential.

As of 30 June 2022, our property management services covered 35 cities, including 26 cities in the Yangtze River Delta and 9 other cities in the People’s Republic of China (the “PRC”). Our gross floor area (“GFA”) under management amounted to approximately 27.63 million sq.m., with a total of 193 managed properties, including 159 residential properties, 25 commercial and office buildings and 9 urban services projects, serving over 230,000 households as at 30 June 2022.

Benefiting from the Landsea Group’s “Green Differentiation Strategy”, we have built up extensive experience, strength and competitiveness in providing property services for green buildings. Green building management will embrace new growth opportunities as the Ministry of Housing and Construction and other departments of the PRC require that the percentage of “green building” areas in new buildings shall be at least 70% in 2022. As of 31 December 2021, green projects under management accounted for approximately 28.9% of our total GFA under management, which was far higher than the average of 4.2% of the top 100 property companies. In terms of the percentage of two-star or above certified green buildings to the GFA under management, we ranked the third among the top 100 property companies in China. As at 31 December 2021, in terms of green building GFA under management, we ranked the sixth among the top 100 property companies in the PRC. As of 30 June 2022, there were 51 green projects under management, representing an increase of five as compared to that as at 31 December 2021, and approximately 7.39 million sq.m. was GFA under management, representing an increase of approximately 620,000 sq.m. as compared to that as at 31 December 2021.

### 業務回顧

本集團是一家扎根長江三角洲並持續增長的生活服務提供商。我們提供多元化的物業管理服務及增值服務。根據中國指數研究院(「中指院」)的數據，按照由各自的物業管理規模、經營表現、服務質量及增長潛力等因素構成的綜合實力，我們名列「2022中國物業服務百強企業」第23名。

截至二零二二年六月三十日，我們的物業管理服務涵蓋35個城市，包括26個長江三角洲城市及9個中華人民共和國(「中國」)其他城市。於二零二二年六月三十日，我們的在管建築面積(「建築面積」)約為2,763萬平方米，共計193項在管物業，包括159項住宅物業、25項商業及寫字樓及9項城市服務，為逾23萬戶住戶提供服務。

受益於朗詩集團「綠色差異化戰略」，我們在提供物業服務予綠色建築方面積累豐富經驗、建立深厚實力和競爭力。綠色建築管理發展將獲新機遇，住建部等部委和國家機關要求二零二二年新建建築中「綠色建築」面積佔比至少達到70%。截至二零二一年十二月三十一日，在管綠色項目佔物業總在管建築面積約28.9%，遠高於物業百強平均水平4.2%。兩星或以上認證綠色建築在管建築面積佔在管建築面積比例，在中國物業百強企業中排名第三；二零二一年十二月三十一日，綠色建築在管建築面積排中國物業百強第六名。截至二零二二年六月三十日，在管綠色項目51個，較二零二一年十二月三十一日新增5個，在管建築面積約739萬平方米，較二零二一年十二月三十一日增加約62萬平方米。

# Management Discussion and Analysis

## 管理層討論及分析

As a property management service company that carries a “green” gene and has put profound efforts in the management of green buildings for nearly 20 years, Landsea Green Life focuses on green development of sustainability and soundness and continues to enhance the differentiated competitiveness of green operations in the community. Meanwhile, maintaining our focus on our customers, we make business innovation serving their needs, actively exploring a new business model of “Property Service + Life Service” in the pursuit of efficient and highquality growth in scale and hence transforming from a traditional property service company into a green life service provider.

We strive to provide high quality and featured property management services and value-added services to various customers, strengthen market-oriented operations and enhance brand value, earning us numerous recognitions. As of 30 June 2022, we received the “China Leading Property Management Companies in terms of Service Quality 2022 (2022中國物業服務百強服務質量領先企業)” from CIA for five consecutive years, and have been bestowed honours of the “China Leading Property Management Companies in terms of Customer Satisfaction 2022 (2022中國物業服務百強滿意度領先企業)”, the “China Leading Property Management Companies in terms of Marketisation of Business 2022 (2022中國物業管理行業市場化運營領先企業)”, the “China Featured Property Management Companies in terms of Social Responsibility for 2022 (2022中國特色物業服務年度社會責任感企業)” and the “China Outstanding Enterprise in terms of ESG Development in 2022 (2022中國物業服務ESG發展優秀企業)”. Meanwhile, we were awarded the “TOP 5 Leading Listed Property Companies with Development Potentials 2022” (2022物業上市公司領先企業發展潛力TOP5) jointly by CRIC Property Management (克而瑞物管) and Shanghai E-house Real Estate Research Institute (上海易居房地產研究院) and the title of “the ‘Most Valuable Property Company’ at the 6th Annual Awards Ceremony for Golden Hong Kong Stocks (第六屆金港股年度頒獎盛典『最具價值物業公司』)” jointly by Zhitongcaijing (智通財經) and Hithink RoyalFlush Information Network Co.,Ltd. (同花順財經).

作為一家擁有「綠色」基因，深耕綠色建築管理近20年的物業管理服務企業，朗詩綠色生活聚焦可持續、健康的綠色發展，持續強化社區綠色運營的差異化競爭能力。與此同時，我們堅持以客戶為中心，圍繞客戶需求進行業務創新，積極探索「物業服務+生活服務」的新興業務模式，追求高效、高質量的規模增長，由傳統物業服務企業向綠色生活服務商轉型。

我們努力為各類客戶提供高質量、特色化的物業管理服務與增值服務，並強化市場化運營，提升品牌價值，贏得多項認可。截至二零二二年六月三十日，我們連續五年獲得中指院頒發的「2022中國物業服務百強服務質量領先企業」稱號，並獲評為「2022中國物業服務百強滿意度領先企業」、「2022中國物業管理行業市場化運營領先企業」、「2022中國特色物業服務年度社會責任感企業」、「2022中國物業服務ESG發展優秀企業」，同時獲得克而瑞物管、上海易居房地產研究院頒發的「2022物業上市公司領先企業發展潛力TOP5」，智通財經、同花順財經頒發的「第六屆金港股年度頒獎盛典『最具價值物業公司』」稱號。



# Management Discussion and Analysis

## 管理層討論及分析

### BUSINESS SEGMENT

The Group provides diversified property management services to property owners and residents, mainly serving residential properties with an expanding portfolio of non-residential properties. We also offer value-added services to non-property owners, primarily property developers, to meet their various needs for property management. With an aim to provide quality property management services, we also offer a range of community value-added services to our property owners and residents of our managed residential properties. Our community value-added services complement our property management services and contribute to enhancing the satisfaction and loyalty of property owners and residents.

### PROPERTY MANAGEMENT SERVICES

The Group provides property developers, property owners and residents with a range of property management services, primarily including security, cleaning, gardening and landscaping, car parking management, and daily repair and maintenance services. Our project portfolio includes residential, commercial and office buildings as well as urban service project, among which, the commercial and office building projects covered office buildings and rental apartments; the urban service project covered urban civil service and services as regards public facilities, industry parks and banking branches.

The Group has been putting our profound efforts in the Yangtze River Delta by adhering to multi-channel expansion for sustainable scale growth by increasing our types of project management business by actively entering the undeveloped regional markets. As of 30 June 2022, the contracted GFA of the Group was approximately 36.49 million sq.m. For the first half of 2022, the new contracted GFA were approximately 9.16 million sq.m., of which, in terms of customer type, the new contracted GFA from independent third parties were approximately 9.10 million sq.m., accounting for approximately 99.3% of the total new contracted GFA for the first half of 2022. In terms of property type, the new contracted GFA from the commercial and office building projects were approximately 330,000 sq.m., accounting for approximately 3.6% of the total new contracted GFA for the first half of 2022.

### 業務板塊

本集團向業主及住戶提供多元化的物業管理服務，主要為住宅物業提供服務，並不斷擴大非住宅物業組合。我們亦為非業主（主要是物業開發商）提供增值服務，滿足其在物業管理方面的各項需要。為了提供優質物業管理服務，我們亦向在管住宅物業的業主及住戶提供一系列的社區增值服務。社區增值服務是對物業管理服務的補充並有助於提升業主及住戶的滿意度及忠誠度。

### 物業管理服務

本集團向物業開發商、業主及住戶提供一系列物業管理服務，主要包括保安、清潔、園藝及景觀、停車場管理以及日常維修及保養服務。我們的項目組合包括住宅物業、商業及寫字樓及城市服務項目，其中商業及寫字樓項目涵蓋辦公大樓和租賃性公寓，城市服務項目涵蓋城市市政服務、公共設施、產業園區及銀行網點的服務。

本集團持續深耕長江三角洲，堅持多渠道拓展，追求可持續的規模增長；增加項目管理業態，積極進入空白區域市場。截至二零二二年六月三十日，本集團合約建築面積約為3,649萬平方米。二零二二年上半年新增合約建築面積約為916萬平方米，其中，按客戶類型劃分，來自獨立第三方的新增合約建築面積約為910萬平方米，佔二零二二年上半年總新增的比重約為99.3%；按物業類型劃分，來自商業及寫字樓項目的新增合約建築面積約為33萬平方米，佔上半年新增的比重約為3.6%。

# Management Discussion and Analysis

## 管理層討論及分析

The breakdown of our revenue from property management services by property types and GFA under management of the Group were as follows:

本集團按物業類型劃分的物業管理服務收入及在管建築面積明細如下：

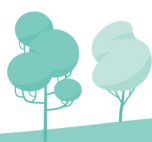
		For the first half of 2022 二零二二年上半年			For the first half of 2021 二零二一年上半年			Year-on-year growth rate of revenue 收入同比 增長率
		GFA under management 在管 建築面積 Ten thousand sq.m. 萬平方米	Revenue 收入 Ten thousand RMB 人民幣萬元	% of revenue 收入佔比	GFA under management 在管 建築面積 Ten thousand sq.m. 萬平方米	Revenue 收入 Ten thousand RMB 人民幣萬元	% of revenue 收入佔比	
Residential properties	住宅物業	2,625.3	24,130.0	87.0%	1,708.2	20,214.2	87.8%	19.4%
Commercial and office buildings	商業及寫字樓	138.0	3,301.2	11.9%	48.3	2,260.3	9.8%	46.1%
Urban services	城市服務	N/A 不適用	317.3	1.1%	N/A 不適用	547.6	2.4%	-42.1%
<b>Total</b>	<b>合計</b>	<b>2,763.3</b>	<b>27,748.5</b>	<b>100.0%</b>	<b>1,756.5</b>	<b>23,022.1</b>	<b>100.0%</b>	<b>20.4%</b>

During the period, the Group actively and strategically developed the non-residential market, and focused on projects such as public buildings, industrial parks and commercial buildings. As of 30 June 2022, the GFA under management of commercial and office buildings was approximately 1.38 million sq.m. When the proportion of project scale further increased, the revenue increased by approximately 46.1% as compared to the corresponding period of 2021.

期內，本集團積極布局非住市場，聚焦公建、產業園、商寫等業態，截至二零二二年六月三十日，商業及寫字樓在管建築面積約達到138萬平方米，項目規模佔比進一步提升，收入比二零二一年同期上升約46.1%。

Urban services represent a new breakthrough in the property industry. In the first half of this year, the Company successful bid for the sanitation and cleaning project in Qinlan Town (秦欄鎮), a key breakthrough for the Group in the field of urban services. For the first half of 2022, the income generated from urban service projects amounted to approximately RMB3.17 million, which contributes to the construction of urban life service concept of the Group and to the further enrichment of our business portfolio.

城市服務承載著物業行業新的突破方向，上半年我司成功中標秦欄鎮環衛保潔項目，是本集團在城市服務領域的重點突破，二零二二年上半年，總城市服務項目在管收入達約人民幣317萬元，將助力本集團城市生活服務概念的塑造及業態進一步豐富。



# Management Discussion and Analysis

## 管理層討論及分析

The breakdown of our revenue from property management services by customer types and GFA under management of the Group were as follows:

本集團按客戶類型劃分的物業管理服務收入及在管建築面積明細如下：

	For the first half of 2022 二零二二年上半年			For the first half of 2021 二零二一年上半年			Year-on-year growth rate of revenue 收入同比 增長率
	GFA under management 在管 建築面積 Ten thousand sq.m. 萬平方米	Revenue 收入 Ten thousand RMB 人民幣萬元	% of revenue 收入佔比	GFA under management 在管建 築面積 Ten thousand sq.m. 萬平方米	Revenue 收入 Ten thousand RMB 人民幣萬元	% of revenue 收入佔比	
Properties developed by Landsea Green Management Limited (Formerly as "Landsea Green Properties Co., Ltd.") ("Landsea Green Management") 朗詩綠色管理有限公司 (前稱「朗詩綠色地產有限公司」) (「朗詩綠色管理」) 開發的物業	813.6	11,081.6	39.9%	788.9	10,662.6	46.3%	3.9%
Properties developed by joint ventures and associates of Landsea Green Management 朗詩綠色管理合聯營公司開發的物業	396.4	4,622.5	16.7%	245.6	3,373.5	14.7%	37.0%
Properties receiving project management services from Landsea Green Management 朗詩綠色管理代建的物業	169.7	1,810.8	6.5%	145.2	1,655.9	7.2%	9.4%
Properties developed by independent third party 獨立第三方開發的物業	1,383.6	10,233.6	36.9%	576.8	7,330.1	31.8%	39.6%
<b>Total</b> 合計	<b>2,763.3</b>	<b>27,748.5</b>	<b>100.0%</b>	<b>1,756.5</b>	<b>23,022.1</b>	<b>100.0%</b>	<b>20.4%</b>

# Management Discussion and Analysis

## 管理層討論及分析

The growth of results performance of the Group for the first half of 2022 was also benefitted from expansion and acquisition by fairly balancing both quality and scale. The Group has 18 new projects through bidding in the market with a new contracted GFA of approximately 2.13 million sq.m. and a new GFA under management of approximately 2.84 million sq.m. The Group has 30 new projects through acquisition with a new contracted GFA of approximately 7.03 million sq.m. and a new GFA under management of approximately 5.98 million sq.m.:

本集團二零二二上半年的業績增長亦得益於堅持質量與規模兼顧的外部拓展與收購，其中通過市場投標新增項目18個，新增簽約建築面積約213萬平方米，新增在管建築面積約284萬平方米；通過收購新增項目30個，新增簽約建築面積約703萬平方米，新增在管建築面積約598萬平方米：

		Additional contracts signed	Year-on-year growth (addition in the first half of 2022 as compared to that of the first half of 2021) 同比增長 (二零二二年上半年新增 比二零二一 上半年新增)	Addition under management	Year-on-year growth (addition in the first half of 2022 as compared to that of the first half of 2021) 同比增長 (二零二二 上半年新增 比二零二一 上半年新增)
		新增簽約		新增在管	
<b>Residential properties</b>	<b>住宅物業</b>				
Number of projects	項目個數	37	Increased by 27 增加27個	36	Increased by 28 增加28個
GFA (in ten thousand sq.m.)	建築面積(萬平方米)	883	600.8%	821	1,224.2%
Number of households	戶數	69,333	884.1%	70,327	1,878.3%
<b>Commercial and office buildings</b>	<b>商業及寫字樓</b>				
Number of projects	項目個數	5	Increased by 3 增加3個	7	Increased by 4 增加4個
GFA (in ten thousand sq.m.)	建築面積(萬平方米)	33	560.0%	61	454.5%
<b>Urban services</b>	<b>城市服務</b>				
Number of projects	項目個數	6	Increased by 4 增加4個	6	Increased by 5 增加5個





# Management Discussion and Analysis

## 管理層討論及分析

Adhering to a flexible and open market-oriented cooperative approach, the Group has reached strategic cooperation with state-owned enterprises, regional property developers and established partner companies to handle the property services arising from projects developed and delivered by and from the projects to be developed by the companies by leveraging mature service system and management standardization strength of Landsea Green Life. As of 30 June 2022, a total of 14 partner companies have been established, among which 6 were consolidated into the Group, namely (1) Landsea Property Management (Xuzhou) Co., Ltd.\* (朗詩實物業管理(徐州)有限公司); (2) Anju Landsea Property Management Service (Yangzhou) Co., Ltd.\* (安居朗詩物業服務(揚州)有限公司); (3) Jiangsu Landsea Sea Lake Property Management Co., Ltd.\* (江蘇朗詩海湖物業有限公司); (4) Sichuan Langshang Property Management Co., Ltd.\* (四川朗商物業管理有限公司); (5) Xi'an Langze Property Management Co., Ltd.\* (西安朗澤物業管理有限公司); and (6) Anhui Xindi Zhihui City Technology Services Co., Ltd.\* (安徽新地智慧城市科技服務有限公司) while the accounts of 8 partner companies were not consolidated into that of the Group where investment gains would be shared, namely (1) Chengdu Fulang Property Services Co., Ltd.\* (成都福朗物業服務有限公司); (2) Huizhou Landsea Dezhou Property Management Co., Ltd.\* (惠州朗詩德州物業管理有限公司); (3) Zhejiang Langheng Property Management Co., Ltd.\* (浙江朗恒物業管理有限公司); (4) Shanghai Landsea Savills Property Management Co., Ltd.\* (上海朗詩第一太平戴維斯物業管理有限公司); (5) Dongyang City Investment Landsea Property Service Co., Ltd.\* (東陽市城投朗詩物業服務有限公司); (6) Suzhou Langtong Green Elevator Service Co., Ltd.\* (蘇州朗通綠色電梯服務有限公司); (7) Suzhou Gaolang Green Life Services Co., Ltd.\* (蘇州高朗綠色生活服務有限公司); and (8) Nanjing Landsea Nanfang Property Management Co., Ltd.\* (南京朗詩南房物業管理有限公司). For the first half of 2022, the Group has 2 new off-balance-sheet management projects with new off-balance-sheet GFA under management amounting to approximately 60,000 sq.m.. The total number of off-balance-sheet management projects was 18 with off-balance-sheet GFA under management amounting to approximately 2.27 million sq.m. by the end of June 2022.

本集團秉承靈活開放的市場化合作態度，與政府國企、區域地產開發商達成戰略合作，並成立合作公司，利用朗詩綠色生活成熟的服務體系、管理標準化優勢，操盤管理已有開發交付項目並將為後續開發項目提供物業服務。截至二零二二年六月三十日止本集團共成立合作公司14家。其中，本集團併表的6家，分別為(1)朗詩實物業管理(徐州)有限公司；(2)安居朗詩物業服務(揚州)有限公司；(3)江蘇朗詩海湖物業有限公司；(4)四川朗商物業管理有限公司；(5)西安朗澤物業管理有限公司；及(6)安徽新地智慧城市科技服務有限公司。本集團非併表但分享投資收益的8家，分別為(1)成都福朗物業服務有限公司；(2)惠州朗詩德州物業管理有限公司；(3)浙江朗恒物業管理有限公司；(4)上海朗詩第一太平戴維斯物業管理有限公司；(5)東陽市城投朗詩物業服務有限公司；(6)蘇州朗通綠色電梯服務有限公司；(7)蘇州高朗綠色生活服務有限公司；及(8)南京朗詩南房物業管理有限公司。二零二二年上半年本集團新增非併表管理項目2個，新增非併表在管建築面積約為6萬平方米；截至二零二二年六月底，非併表管理項目總數達18個，非併表在管建築面積約為227萬平方米。

\* For identification purposes only

# Management Discussion and Analysis

## 管理層討論及分析

At the end of 2021, Southern Land International Company Limited (a wholly owned subsidiary of the Group) (“**Southern Land**”), Lucky Front Investments Limited (“**Lucky Front**”), Dream Seeker Company Limited (“**Dream Seeker**”) and Anhui Xindi Ruiyi Property Services Co., Ltd.\* (安徽新地銳意物業服務有限公司) (“**Xindi Ruiyi**”) entered into a share transfer agreement to purchase 100% equity interest in Dream Seeker, the target company, where projects under management of Xindi Ruiyi, a subsidiary of the target company, included Xindi Center, a super high-rise office building of 240 metres in height, which is a landmark building in Anhui Province. This acquisition assisted the Group in exploring into the Anhui regional market, and formed effective synergy with the existing areas under the Group’s management, thereby achieving the construction of a multi-level brand system. Through the period of half-year exchange and integration of corporate culture and management concepts, both parties have achieved improvement in both market and quality by further strengthening the influence of Landsea Green Life in the Anhui market. The completion of the acquisition took place on 30 May 2022 and the Group’s contracted GFA increased by approximately 7.03 million sq.m. and the GFA under management increased by approximately 5.98 million sq.m.

The Group adheres to the standardization of service quality while enhancing the diversification of services, resulting in a steady increase in the average property management fee. In February and March 2022, the Group passed the first-year supervision audits of the ISO50001 energy management system and ISO27001 information security management system respectively, ensuring the stable and orderly operation of the Company’s energy management and information security management. In July 2022, the Company passed the first-year supervision audits for the re-certification of ISO90001 Quality Management System, ISO14001 Environmental Management System and ISO45001 Occupational Health and Safety Management System, which ensured the orderly operation of the company in the field of quality, environmental and occupational health and safety management. In January and May 2022, the Company passed the certification of GB/T31950 Corporate Integrity Management System and SA8000 Corporate Social Responsibility Management System respectively, which provided systematic support for the standardisation of corporate integrity management and fulfilment of social responsibility. With the expansion of the scale of property management and the enhancement of brand effect and quality standardisation, the average property management fee (per sq.m. per month) as of 30 June 2022 approximately reached RMB2.15. In particular, the overall average property management fee per sq.m. per month for residential properties was approximately RMB2, while the overall property management fee per sq.m. per month for commercial and office buildings was approximately RMB6.40.

二零二一年末，本集團全資附屬公司Southern Land International Company Limited (「**Southern Land**」)、Lucky Front Investments Limited (「**Lucky Front**」)、Dream Seeker Company Limited (「**Dream Seeker**」)及安徽新地銳意物業服務有限公司 (「**新地銳意**」) 簽訂股份轉讓協議，購買目標公司Dream Seeker 100% 的股權，目標公司子公司新地銳意的在管項目中，包含了安徽省的地標建築，高度為240米的超高層辦公樓新地中心，此次並購幫助本集團拓展了安徽區域市場，並與本集團現有管理區域形成有效協同，實現多層級品牌體系的構建。經過雙方半年的企業文化和管理理念的融合交流，已促進市場和品質的雙提升，進一步增強了朗詩綠色生活在安徽市場的影響力。隨著該項目於二零二二年五月三十日完成交割，本集團的合約建築面積增加約703萬平方米，在管建築面積增加約598萬平方米。

本集團在提升服務多樣化的同時堅持服務質量標準化，實現物業管理費均價穩步提升。本集團於二零二二年二月、三月先後通過了ISO50001能源管理體系、ISO27001信息安全體系第一年監督審核，確保了公司的能源管理、信息安全平穩有序運營。二零二二年七月通過了ISO90001質量管理體系、ISO14001環境管理體系、ISO45001職業健康安全體系再認證的第一年監督審核，保障了公司質量、環境、職業健康安全有序運營。二零二二年一月及五月先後通過了GB/T31950企業誠信管理體系、SA8000企業社會責任管理體系認證，為規範企業誠信經營、擔當社會責任提供了體系支撐。隨著物業管理規模的擴展，品牌效應和品質標準化的提升，截至二零二二年六月三十日的平均物業管理費(每月每平方米)約達人民幣2.15元。其中，住宅物業整體每月平均物業管理費單價約人民幣2元；商業及寫字樓整體每月物業管理費單價約人民幣6.40元。

\* For identification purposes only

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### VALUE-ADDED SERVICES TO NON-PROPERTY OWNERS

The Group offers value-added services to non-property owners for property developers to address their various needs on property management, including (i) sales assistance services, which mainly include visitors reception, onsite cleaning, security, repair and maintenance services to assist property developers in showcasing and marketing their properties at the pre-sale stage; (ii) consultancy services and other pre-delivery services such as cleaning, inspection, repair and maintenance services at the pre-delivery stage and a little of repair and maintenances services after delivery; and (iii) property agency services provided for sales and leases of properties to property developers.

The following table sets out a breakdown of the revenue of value-added services to non-property owners by service types for the first half of 2022:

		For the first half of 2022 二零二二年上半年		For the first half of 2021 二零二一年上半年		Year-on-Year growth rate of revenue 收入同比 增長率
		Revenue 收入 Ten thousand RMB 人民幣萬元	% of revenue 收入佔比	Revenue 收入 Ten thousand RMB 人民幣萬元	% of revenue 收入佔比	
Sales assistance services	案場服務	3,012.8	28.0%	2,973.8	42.1%	1.3%
Property consultancy services	物業諮詢服務	2,835.5	26.4%	2,364.2	33.4%	19.9%
Property agency services	物業代理服務	4,904.7	45.6%	1,733.2	24.5%	183.0%
<b>Total</b>	<b>合計</b>	<b>10,753.0</b>	<b>100.0%</b>	<b>7,071.2</b>	<b>100.0%</b>	<b>52.1%</b>

The Group is engaged in providing perfect first impression to customers by building professional sales assistance services teams. As of 30 June 2022, the Group provided sales assistance services to 47 sales offices accumulatively for Landsea Green Management, its partners and property companies which were independent third parties, representing an increase in income from sales assistance services of approximately 1.3% as compared to the corresponding period in 2021.

### 非業主增值服務

本集團向物業開發商提供非業主增值服務以滿足其各類物業管理需求，包括(i)案場服務，主要包括訪客接待、現場清潔、保安、維修及保養服務，在預售階段協助物業開發商展示及推銷其物業；(ii)諮詢顧問服務以及其他前期服務，例如前期階段的清潔、檢查、維修及保養服務，以及在物業交付後提供少量維修及保養服務；(iii)為銷售及租賃物業開發商提供物業代理服務。

二零二二年上半年按服務類型劃分的非業主增值服務收益明細：

本集團堅持第一印象管理，打造專業化案場服務團隊，截至二零二二年六月三十日，向朗詩綠色管理及其合作企業、獨立第三方地產公司提供售樓處案場服務累計47宗，案場服務收入較二零二一年同期增長約1.3%。

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Leveraging on its experience in operating green buildings for years, the Group managed to secure more business on property consultancy services, and the revenue from those services increased by approximately 19.9% as compared with the corresponding period in 2021.

We provided property agency services to developers to facilitate the sale of new or remaining properties of developers and meet the home purchase and car parking space purchase demand of more property owners. We established a professional team for property agency services assisting community management service providers in enhancing service quality based on analysis on customers' needs. As to remaining properties, we have facilitated 5 residential property transactions, 19 shop transactions and 600 car parking space transactions. We have also identified potential property buyers and assisted property developers in entering into property sale and purchase agreements with buyers. In the first half of the year, we assisted property developers in selling 53 new properties. During the period, the Group's revenue from property agency services amounted to approximately RMB49 million, representing an increase of approximately 183.0% as compared with approximately RMB17 million for the corresponding period in the previous year. During the period, the Group founded the car parking marketing and development brand "Ideal Home with Premium Car Park" (優家優位), based on the car parking sales business, and through building up the operation and sales team and carrying out online and offline marketing. We continue to improve the profitability of the car parking sales business segment, and strive to lay out a broader deployment on urban area and provide professional car parking sales services to more projects.

多年來綠色建築運維的經驗，幫助本集團獲得了更多物業顧問諮詢服務業務，收入較二零二一年同期上漲約19.9%。

我們為開發商提供物業代理服務，以促進開發商新房或尾盤的銷售，並滿足更多業主置業及購買車位需求；本集團組建專業物業代理服務團隊，協同社區管家，基於客戶需求分析，提升服務質量。在尾盤銷售方面，我們分別促成了5項住宅物業交易、19項店鋪交易及600項停車位的交易。我們還物色潛在物業買家及協助物業開發商與買家訂立物業買賣協議，上半年，我們協助物業開發商銷售了53項新物業。期內，本集團的物業代理服務收入達約人民幣0.49億元，較去年同期的約人民幣0.17億元上升約183.0%。期內，本集團創立了車位營銷拓展品牌「優家優位」，以車位銷售業務為基礎，通過搭建運營及銷售團隊，開展線上線下聯合營銷，不斷提高在車位營銷業務板塊的盈利能力，並致力於布局更廣闊的城市區域，為更多項目提供專業化車位銷售服務。



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### COMMUNITY VALUE-ADDED SERVICES

The Group offers a wide range of community value-added services in its residential properties under management to cater for the evolving needs of its customers and improve their quality of life. The services primarily consist of (i) home-living services such as house cleaning, home repair and maintenance services; (ii) public resource management services, which primarily include public spaces leasing and advertising activities; and (iii) property agency services for properties which relate to the sales and leases of properties, car parking spaces and use rights of the car parking spaces. In the first half of the year, our revenue from community value-added services increased by approximately 50.0% as compared to corresponding period of 2021.

The following table sets out a breakdown of the revenue of community value-added services by service types for the first half of 2022:

### 社區增值服務

本集團為在管住宅物業提供各類社區增值服務，以滿足客戶不斷變化的需求及提升生活品質。該服務主要包括(i)居家生活服務，例如家居清潔、房屋維修及保養服務；(ii)公共資源管理服務，主要包括公共空間租賃及廣告活動；及(iii)有關出售及租賃房屋、停車位及停車位使用權的物業代理服務。上半年，社區增值服務收入較二零二一年同期上漲約50.0%。

二零二二年上半年按服務類型劃分的社區增值服務收入明細：

		For the first half of 2022 二零二二年上半年		For the first half of 2021 二零二一年上半年		Year-on-Year growth rate of revenue 收入同比 增長率
		Revenue 收入 Ten thousand RMB 人民幣萬元	% of revenue 收入佔比	Revenue 收入 Ten thousand RMB 人民幣萬元	% of revenue 收入佔比	
Home-living services	居家生活服務	1,449.1	43.6%	980.1	44.2%	47.9%
Public resource management services	公共資源管理服務	771.7	23.2%	707.7	31.9%	9.0%
Asset management services	資產管理服務	1,100.5	33.2%	528.9	23.9%	108.1%
<b>Total</b>	<b>合計</b>	<b>3,321.3</b>	<b>100.0%</b>	<b>2,216.7</b>	<b>100.0%</b>	<b>50.0%</b>

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Home-living services are provided in terms of household maintenance, housekeeping and cleaning and partial house renovation. We cooperate with professional housekeeping service providers to provide housekeeping services, including interior cleaning, exterior cleaning, carpet cleaning and disinfection and hourly home services. Property owners and residents can obtain information about our products such as agricultural products and cleaning services online and submit orders to the property service center. This service fosters interaction between our customers and us, allowing us to well understand their needs. Despite the impact of the pandemic, total revenue from this business recorded an increase of approximately 47.9% as compared with the corresponding period in 2021.

The public resource management services mainly focus on the lease of both advertisement spots and community space. We lease certain public areas to third parties on behalf of the property owners for advertising and other uses, such as advertising space inside and outside elevators and in public spaces in the community. We determine the lease price with the lessee, generally taking into account the advertising theme, target location and lease term and other factors. Revenue from leasing public areas will be primarily used to fund public repairs and maintenance, and could also be used to pay for smart community upgrades. We collect rent on behalf of the property owners and recognise it as income based on a defined percentage of the rent. The total revenue of this business recorded an increase of approximately 9.0% as compared with the corresponding period in 2021.

Regarding our asset management business, in the first half of 2022, we started 483 transactions for our trading business and 927 transactions for our lease business with the transaction amount of approximately RMB406 million. We continued to focus on the needs of the customers so as to be closer to the lives of the property owners. Through long-term, high-quality services, we will continue to develop the stock market, broaden the boundaries of life services, and strive to bring more beautiful life experiences to the property owners' families. The total revenue of this business recorded an increase of approximately 108.1% as compared to the corresponding period in 2021.

居家生活服務以入戶維修、家政保潔、房屋局部改造等內容開展，我們與專業的家政服務供貨商合作，提供家政類上門服務，包括室內保潔、外牆清潔、地毯清洗消毒及鐘點家居服務等。業主和住戶可以在在線獲取我們的產品信息，例如農產品、保潔服務等，並可以向物業服務中心提交訂單。該項服務增進了我們與客戶的互動，及對其需求的深入瞭解。雖受疫情影響，該業務總收入較二零二一年同期仍提升約47.9%。

公共資源管理服務主要以廣告點位出租及社區空間租賃為主，我們代表業主向第三方出租某些公共區域作為廣告及其他用途，如電梯內外及社區公共空間的廣告位。我們在綜合考慮廣告主題、目標位置及租賃期間等因素後與承租人確定租賃價格。租賃公共區域所得收入將主要用於公共維修及維護資金，並可用於智慧社區升級。我們代表業主收取租金並將租金的一定比例作為收入。該業務總收入較二零二一年同期提升約9.0%。

資產管理業務方面，二零二二年上半年開展買賣業務483單，租賃業務927單，交易金額達人民幣約4.06億元。持續以客戶需求為中心，貼近業主生活，通過長期、優質的服務，不斷發力存量市場，持續拓寬生活服務的邊界，致力於為業主家人帶來更多美好生活體驗。該業務總收入較二零二一年同期提升約108.1%。



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With the Landsea Friends (詩友公社) as the medium, the Group has encouraged neighborhood relationship through the buildup of community culture so as to satisfy the spiritual and cultural needs of customers. In the first half of 2022, the Landsea Friends released three sets of standard guidelines for fully closed-loop cultural marketing and a toolkit of activities in line with Landsea Green Life's community culture, including Cultural Grading Standards for Residential Communities (住宅社區文化分級標準), Instructions of Cultural Products by the Landsea Friends (詩友公社文化產品說明書), Guidelines for the Development of Community Associations (社區社團發展指引手冊) and activity toolkits for year-round cultural activities of the Landsea Friends and community festivals activities, providing more professional hands-on guidance for community building. We deeply explore the strengths of customers, stimulate their love, connect customers with the same interests and hobbies, cultivate KOLs among the property owners, incubate community groups and lead customers to jointly create and build a harmonious home. As of 30 June 2022, a total of 11 national and city-level interest groups were established by Landsea Friends and 146 community-level groups were connected, including 27 newly incubated community running groups, and a unique Landsea association Intellectual Property — Hundred Groups Overflowing with Color (百團溢彩) was created. A total of 106 activities for the community brand activities, city community activities and online activities were held, of which 30 were spontaneously organized by the customers, covering more than 170,000 customers, with 8,193 families of customers participated. "Landsea Friends mini-programs" was formally launched in June 2022 to connect the cultural life of residents online.

本集團以詩友公社為載體，通過社區文化建設促進鄰里關係，滿足客戶的精神文化需求。二零二二年上半年，詩友公社發布了三套全閉環文化營銷標準指南及一套符合朗詩綠色生活社區文化的活動工具包，包含《住宅社區文化分級標準》、《詩友公社文化產品說明書》、《社區社團發展指引手冊》和全年詩友公社文化活動、社區節日節氣活動工具包，更專業的開展社區營造实操性指導。本集團深度挖掘客戶所長，激發客戶熱愛，連接志趣相投的客戶，並培育業主KOL、孵化社區社團，引領客戶共創、共建和美家園。截至二零二二年六月三十日，詩友公社共成立了11個全國、城市級興趣社團，連接146個社區級社團，其中新孵化27個社區跑團，並打造獨有的朗詩社團IP — 百團溢彩；共開展社區品牌活動、城市社群活動及線上活動106場，其中30場由客戶自發策劃舉辦，傳播覆蓋超過17萬客戶，8,193戶客戶參加過活動。二零二二年六月本集團正式上線「朗詩詩友公社小程序」，線上連接住戶文化生活。

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### INFORMATISATION ESTABLISHMENT

The Group continues to promote the digital establishment of project services and internal operation and management to further improve customer service experience and corporate operational efficiency. As of 30 June 2022, our corporate service account covered all projects under management, and the WeChat accounts of our project managers and our WeCom (管家企業) basically achieved full cover of families, when customer service mini-program was also fully launched, basically realising the function of property management services including online payment, repair request, complaint, announcement and inquiry.

The intelligent inspection of internal equipment and facilities of the Group covers all projects under management, realising platform-based management from maintenance and repair to warehousing and settlement. We further upgraded the intelligent management systems for community visitors and parking, in which the visitor management system has achieved full project coverage, the smart car parking management system was further promoted, and the coverage of its own projects exceeds 80%. At the same time, we also commenced a regional pilot of the smart work permit management system during the first half of 2022 to realise the online management of cleaning staff's operation process, improve the quality of service and better adapt to the needs of epidemic prevention and management, further improving the operational efficiency of projects. In respect of value-added service business, the operating spot management system for space was optimized and the community group purchase management system, housing rental and sales management system and express home delivery service system were launched online, facilitating the development of value-added service business. Apart from continuously promoting the construction and optimization of the human resource and financial sharing system and platform, the Group also initiated the construction of customer management platform during the first half of 2022 to further improve management efficiency and optimize customers' experience.

### 信息化建設

本集團持續推進項目服務端和內部經營管理端的數字化建設，進一步提升客戶服務體驗和企業運營效率。截至二零二二年六月三十日企業服務號覆蓋全部在管項目，項目經理及管家企業微信號已基本實現家庭全覆蓋，對客服服務小程序也已全面上線，基本實現線上繳費、報修、投訴、公告諮詢等物業管理服務功能。

本集團內部設備設施智能巡檢覆蓋全部在管項目，實現從養護、維修到倉儲及結算的平台化管理。進一步升級智能社區訪客及車場管理系統，其中訪客管理系統實現全項目覆蓋，智能車場管理系統進一步得到推廣，覆蓋了超過80%的自有項目。與此同時，二零二二年上半年還新增智能工牌管理系統的區域性試點，實現保潔人員的作業過程在線管理，提升服務質量及更適應防疫管理需求，進一步提升項目經營效率。增值服務業務方面優化了空間經營點位管理系統並上線了社區團購管理系統、房屋租售管理系統、快遞到家服務系統，助力增值服務業務開展。本集團除持續推進人力資源共享及財務共享系統平台的建設和優化外，二零二二年上半年還啓動了客戶管理平台的建設，進一步提升管理效率，優化客戶體驗。





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### SOCIAL RESPONSIBILITY

In the first half of 2022, the Group published its first ESG report after listed on the Main Board of the Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) on 8 July 2021 (the “**Listing**”). In an effort to achieve the United Nations Sustainable Development Goals (SDGs) and with reference to the BREEAM In-Use of the Building Research Establishment (BRE), the Company formulated a leading and scientific ESG development strategy for 2025, focusing on the three major areas of being “warm and inclusive”, “safe and healthy” and “green and low-carbon”. We continued to deepen our management on the basis of the original eight dimensions of operation and maintenance, build differentiated operation and maintenance capabilities, and expand our presence to the fields of commerce and public buildings, in efforts to provide a sustainable management mode for more green buildings and offer support for the construction of lowcarbon cities.

As a green and low-carbon community life service provider and city operator, Landsea Green Life actively builds the “Low-carbon Living Community” model, and is committed to reducing carbon emission in the full scenario of residents’ urban community life, including community domestic energy, domestic water, residents’ travel, and harmless waste. Landsea Green Life participated in the establishment of the Sustainable Development (Carbon peaking and carbon neutrality) Professional Committee of Shanghai Property Management Association, and also published a carbon neutrality roadmap, clarifying the Company’s timeline and path to carbon neutrality, making the promotion of reduction of carbon emissions in all scenarios of urban community life for residents as the important goal of the corporate’s future development.

### 社會責任

二零二二年上半年，本集團發布了於二零二一年七月八日於香港聯合交易所有限公司（「**聯交所**」）主板上市（「**上市**」）後首份ESG報告。我們對標聯合國可持續發展目標（SDGs），參考英國建築研究院（BRE）綠色建築運營標準（BREEAM In-Use），制定了領先、科學的二零二五年ESG發展策略，聚焦「溫暖包容」、「安全健康」、「綠色低碳」三大領域。我們在原有的八大運維基礎上持續深化管理，打造差異化運維能力，並拓展至商業、公建等領域，為更多綠色建築提供可持續的管理模式，為低碳城市建設提供支持。

作為綠色低碳社區生活服務商及城市運營商，朗詩綠色生活積極構建「低碳生活社區」模式，致力於推動包括社區生活用能、生活用水、居民出行、無害廢棄物等在內的居民城市社區生活全場景的碳減排。朗詩綠色生活參與組建上海市物業管理協會、可持續發展（雙碳）專業委員會，並發布碳中和路線圖，明確了公司的碳中和時間表及實現路徑，把推動居民城市社區生活全場景的碳減排，作為企業未來發展的重要目標。

# Management Discussion and Analysis

## 管理層討論及分析

### FINANCIAL REVIEW

#### Revenue

The Group's revenue increased by approximately 29.4% from approximately RMB323 million for the six months ended 30 June 2021 to approximately RMB418 million for the six months ended 30 June 2022, due to (i) the increase in number of projects and GFA under management of the Group, resulting in an increase in revenue from property management services; (ii) the expansion of scope of community value-added services provided by the Group as a result of our continuous business development; and (iii) the expansion of value-added service scope to non-property owners.

The following table sets out a breakdown of the Group's revenue by business line for the periods indicated:

### 財務回顧

#### 收益

本集團的收益由截至二零二一年六月三十日止六個月的約人民幣3.23億元增加約29.4%至截至二零二二年六月三十日止六個月的約人民幣4.18億元，乃由於(i)本集團的項目數量增加及在管建築面積擴大，令物業管理服務所得收入有所增長；(ii)隨著業務不斷發展，本集團提供的社區增值服務範圍有所擴大；及(iii)非業主增值服務規模亦有所擴大所致。

下表載列於所示期間本集團按業務線劃分的收益明細：

		For the six months ended 30 June 截至六月三十日止六個月			
		2022 二零二二年		2021 二零二一年	
		RMB'000 人民幣千元	%	RMB'000 人民幣千元	%
Property management services	物業管理服務	277,485	66.3	230,221	71.2
Value-added services to non-property owners	非業主增值服務	107,530	25.8	70,712	21.9
Community value-added services	社區增值服務	33,213	7.9	22,167	6.9
Total	總計	418,228	100	323,100	100

Revenue from property management services increased by approximately 20.4% from approximately RMB230 million for the six months ended 30 June 2021 to approximately RMB277 million for the six months ended 30 June 2022. Such increase was primarily due to the increase in number of projects and GFA under management of the Group.

提供物業管理服務的收益由截至二零二一年六月三十日止六個月的約人民幣2.30億元增加約20.4%至截至二零二二年六月三十日止六個月的約人民幣2.77億元。該增加乃主要由於本集團項目數量增加及在管建築面積擴大。



# Management Discussion and Analysis

## 管理層討論及分析

Revenue from value-added services to non-property owners increased by approximately 52.1% from approximately RMB71 million for the six months ended 30 June 2021 to approximately RMB108 million for the six months ended 30 June 2022. Such increase was due to (i) an increase in revenue from sales assistance services of the Group as a result of the increase in number of sales assistance services projects; and (ii) the orderly commencement of sales business.

Revenue from community value-added services increased by approximately 50.0% from approximately RMB22 million for the six months ended 30 June 2021 to approximately RMB33 million for the six months ended 30 June 2022. Such increase was primarily due to (i) the orderly commencement of lease and sales business; and (ii) the increase in number of projects and GFA under management of the Group.

### Cost of Sales and Services

The Group's cost of sales includes employee benefit expenses, cleaning costs, security costs, maintenance costs, utilities, greening and gardening costs, depreciation and others.

The Group's cost of sales increased by approximately 26.7% from approximately RMB247 million for the six months ended 30 June 2021 to approximately RMB313 million for the six months ended 30 June 2022. Such increase was primarily due to the increase in staff headcount and subcontracting costs therein as a result of the expansion of the Group's business.

### Gross Profit and Gross Profit Margin

As aforementioned above, the Group's gross profit increased by approximately 38.2% from approximately RMB76 million for the six months ended 30 June 2021 to approximately RMB105 million for the six months ended 30 June 2022. The gross profit margin increased from approximately 23.7% for the six months ended 30 June 2021 to approximately 25.1% for the six months ended 30 June 2022 which is relatively steady.

提供非業主增值服務的收益由截至二零二一年六月三十日止六個月的約人民幣0.71億元增加約52.1%至截至二零二二年六月三十日止六個月的約人民幣1.08億元。該增加是由於(i)受益於服務案場數量的增加，致本集團案場服務收益有所提升及(ii)協銷業務有序開展。

提供社區增值服務的收益由截至二零二一年六月三十日止六個月的約人民幣0.22億元增加約50.0%至截至二零二二年六月三十日止六個月的約人民幣0.33億元。該增加乃主要由於(i)租售業務有序開展及(ii)本集團項目數量增加及在管建築面積擴大。

### 銷售及服務成本

本集團的銷售成本包括僱員福利開支、清潔成本、保安成本、保養成本、公用事業費用、綠化及園藝成本、折舊及其他。

本集團的銷售成本由截至二零二一年六月三十日止六個月的約人民幣2.47億元增加約26.7%至截至二零二二年六月三十日止六個月的約人民幣3.13億元。該增加主要由於本集團業務擴展令員工人數及分包成本有所增加。

### 毛利及毛利率

由於以上所述，本集團的毛利由截至二零二一年六月三十日止六個月的約人民幣0.76億元增加約38.2%至截至二零二二年六月三十日止六個月的約人民幣1.05億元。毛利率由截至二零二一年六月三十日止六個月的約23.7%增加至截至二零二二年六月三十日止六個月的約25.1%，毛利率較為穩定。

# Management Discussion and Analysis

## 管理層討論及分析

### Other Income

The Group's other income mainly represents government grants, additional Value-added tax ("VAT") deductibles and other income.

The Group's other income increased from approximately RMB2.50 million for the six months ended 30 June 2021 to approximately RMB4.08 million for the six months ended 30 June 2022, mainly due to the continuous enhancement of business expansion by the Group.

### Selling Expenses

The Group's selling expenses mainly represent employee benefit expenses, business development expenses, travel expenses, office expenses and others.

The Group's selling expenses increased by approximately 96.6% from approximately RMB4.76 million for the six months ended 30 June 2021 to approximately RMB9.36 million for the six months ended 30 June 2022, primarily due to the continuous expansion of the Group's business.

### Administrative Expenses

The Group's administrative expenses mainly represent employee benefit expenses, professional fees, travel expenses, office expenses and others.

The Group's administrative expenses decreased by approximately 6.3% from approximately RMB48 million for the six months ended 30 June 2021 to approximately RMB45 million for the six months ended 30 June 2022, primarily due to the decrease in listing expenses.

### Finance Income – Net

The Group's net finance income comprises of various interest expenses and interest income from bank deposits.

The Group's net finance income increased from net income of approximately RMB156,000 for the six months ended 30 June 2021 to net income of approximately RMB1.49 million for the six months ended 30 June 2022, primarily due to the increase in interest income.

### Share of Gains of Associates

The Group recorded a share of gains of associates of approximately RMB525,000 for the six months ended 30 June 2022.

### 其他收入

本集團的其他收入主要為政府補助、增值稅(「增值稅」)的額外抵扣以及其他收入。

本集團的其他收入由截至二零二一年六月三十日止六個月的約人民幣250萬元增加至截至二零二二年六月三十日止六個月的約人民幣408萬元，主要由於本集團持續加大業務擴張。

### 銷售開支

本集團的銷售開支主要為僱員福利開支、業務發展開支、差旅開支、辦公室開支及其他。

本集團的銷售開支由截至二零二一年六月三十日止六個月的約人民幣476萬元增加約96.6%至截至二零二二年六月三十日止六個月的約人民幣936萬元，主要由於本集團持續加大業務擴張。

### 行政開支

本集團的行政開支主要為僱員福利開支、專業費用、差旅開支、辦公室開支及其他。

本集團的行政開支由截至二零二一年六月三十日止六個月的約人民幣0.48億元減少約6.3%至截至二零二二年六月三十日止六個月的約人民幣0.45億元，主要由於上市開支的減少。

### 財務收入淨額

本集團的財務收入淨額為各類利息支出及銀行存款利息收入。

本集團的財務收入淨額由截至二零二一年六月三十日止六個月的淨收入約人民幣15.6萬元增加至截至二零二二年六月三十日止六個月的淨收入約人民幣149萬元，主要由於利息收入的增加。

### 應佔聯營公司收益

本集團截至二零二二年六月三十日止六個月應佔聯營公司收益錄得約人民幣52.5萬元。



# Management Discussion and Analysis

## 管理層討論及分析

### Income Tax Expenses

The Group's income tax expenses refers to PRC enterprises income tax at a tax rate of 25% on taxable profits for our subsidiaries incorporated in the PRC. Some subsidiaries of the Group are qualified as small and micro businesses which can enjoy preferential tax rate of 10% for the six months ended 30 June 2022.

The Group's income tax expenses increased by approximately 14.5% from approximately RMB7.39 million for the six months ended 30 June 2021 to approximately RMB8.46 million for the six months ended 30 June 2022, mainly due to the increase in profit before income tax during the period.

### Profit for the Corresponding Period

As aforementioned above, the Group's profit increased by approximately 71.4% from approximately RMB14 million for the six months ended 30 June 2021 to approximately RMB24 million for the six months ended 30 June 2022. For the six months ended 30 June 2022, the net profit margin was approximately 5.7%, representing an increase of 1.2 percentage points as compared with approximately 4.5% for the corresponding period in 2021.

### Liquidity, Reserves and Capital Structure

As at 30 June 2022, the Group's current assets amounted to approximately RMB803 million, which remained steady as compared with approximately RMB810 million as at 31 December 2021.

As at 30 June 2022, the Group's cash and cash equivalents, denominated in Renminbi and Hong Kong dollar, amounted to approximately RMB240 million, representing a decrease of approximately 45.9% as compared with approximately RMB444 million as at 31 December 2021, mainly due to (i) the net cash outflow used in operating activities of approximately RMB122 million, representing an increase of approximately 32.6% as compared to the net cash outflow of approximately RMB92 million for the corresponding period last year, (ii) the net cash outflow from financing activities of approximately RMB1.86 million; and (iii) the net cash outflow from investment activities of approximately RMB79 million. As at 30 June 2022, the Group's total equity was approximately RMB395 million, representing an increase of approximately 7.9% as compared to approximately RMB366 million as at 31 December 2021. Such increase was mainly attributable to the profit for the period.

### 所得稅開支

本集團的所得稅開支指於中國註冊成立的附屬公司的應課稅溢利按25%的稅率繳納的中國企業所得稅。本集團若干附屬公司符合小型微利企業資格，可於截至二零二二年六月三十日止六個月享有10%的優惠稅率。

本集團的所得稅開支由截至二零二一年六月三十日止六個月的約人民幣739萬元增加約14.5%至截至二零二二年六月三十日止六個月的約人民幣846萬元，主要由於期內除所得稅前溢利增加。

### 同期溢利

由於以上所述，本集團的溢利由截至二零二一年六月三十日止六個月的約人民幣0.14億元增長約71.4%至截至二零二二年六月三十日止六個月的約人民幣0.24億元。截至二零二二年六月三十日止六個月，淨利率為約5.7%，較二零二一年同期的約4.5%增加1.2個百分點。

### 流動資金、儲備及資本架構

於二零二二年六月三十日，本集團的流動資產約為人民幣8.03億元，較於二零二一年十二月三十一日的約人民幣8.10億元變動不大。

於二零二二年六月三十日，本集團的現金及現金等價物(以人民幣及港元計值)約為人民幣2.40億元，較於二零二一年十二月三十一日的約人民幣4.44億元減少約45.9%，主要由於(i)經營活動所用現金淨支出約人民幣1.22億元較去年同期現金淨支出約人民幣0.92億元增加約32.6%；(ii)融資活動現金淨流出約人民幣186萬元；及(iii)投資活動現金淨流出約人民幣0.79億元。於二零二二年六月三十日，本集團的權益總額約為人民幣3.95億元，較於二零二一年十二月三十一日的約人民幣3.66億元增加約7.9%。該增加是主要來自期內溢利。

# Management Discussion and Analysis

## 管理層討論及分析

### Trade Receivables

The Group's trade receivables primarily consist of receivables of our property management services and community value-added services provided for our customers.

As at 30 June 2022, the Group's trade receivables amounted to approximately RMB365 million, representing an increase of approximately 69.8% as compared with approximately RMB215 million as at 31 December 2021. Such increase was due to (i) the increase in the Group's revenue for the period; and (ii) the receivables subject to seasonal fluctuations as customers tend to have their payment preference of settling their balances at the end of the year instead of during the year.

### Prepayments and Other Receivables

As at 30 June 2022, the Group's prepayments and other receivables amounted to approximately RMB196 million, representing an increase of approximately 31.5% as compared with approximately RMB149 million as at 31 December 2021. It was due to the continuous enhancement of business expansion by the Group.

### Trade and Other Payables

As at 30 June 2022, the Group's trade and other payables amounted to approximately RMB336 million, representing an increase of 11.3% as compared with approximately RMB302 million as at 31 December 2021. It was primarily due to the continuous enhancement of business expansion by the Group.

### Contract Liabilities

The Group receives payments from customers based on billing schedules as stipulated in the property management agreements. Certain payments are usually received in advance of the performance under the contracts which are mainly from property management services.

As at 30 June 2022, the Group's contract liabilities amounted to approximately RMB197 million, representing an increase of approximately 23.1% as compared with approximately RMB160 million as at 31 December 2021. Such increase was primarily due to the continuous enhancement of business expansion by the Group.

### Borrowings

As at 30 June 2022, the Group had no bank borrowings.

### 貿易應收款項

本集團的貿易應收款項主要包括就客戶提供物業管理服務及生活小區增值服務應收款項。

本集團於二零二二年六月三十日的貿易應收款項約為人民幣3.65億元，較二零二一年十二月三十一日的約人民幣2.15億元增加約69.8%。貿易應收款項增加乃由於(i)本集團的期內收入增加所致；及(ii)應收賬款存在季節性波動的影響，客戶因付款偏好會傾向在年末而非年內結清餘額。

### 預付款項及其他應收款項

本集團於二零二二年六月三十日的預付款項及其他應收款項約為人民幣1.96億元，較二零二一年十二月三十一日的約人民幣1.49億元增加約31.5%由於本集團持續加大業務擴張。

### 貿易及其他應付款項

本集團於二零二二年六月三十日的貿易及其他應付款項約為人民幣3.36億元，較二零二一年十二月三十一日的約人民幣3.02億元增加約11.3%。此乃主要由於本集團持續加大業務擴張。

### 合約負債

本集團按物業管理協議內規定的結算時間表收取客戶付款。部分付款款項通常根據合約(主要來自物業管理服務)履行情況預先收取。

本集團於二零二二年六月三十日的合約負債約為人民幣1.97億元，較二零二一年十二月三十一日的約人民幣1.60億元增加約23.1%。此乃主要由於本集團持續加大業務擴張。

### 借款

於二零二二年六月三十日，本集團無銀行借款。



# Management Discussion and Analysis

## 管理層討論及分析

### Significant Investments Held

Save as disclosed in this report, the Group did not hold any significant investment during the six months ended 30 June 2022.

### Material Acquisitions and Disposals

As at 30 December 2021, Southern Land, Lucky Front, Dream Seeker and Xindi Ruiyi, entered into a share transfer agreement, pursuant to which Southern Land conditionally agreed to acquire, and Lucky Front conditionally agreed to sell, 100 ordinary shares of Dream Seeker, representing the entire issued share capital of Dream Seeker, for a final cash consideration of RMB108,414,000. The two parties completed the share delivery on 30 May 2022. Save as disclosed in this report, the Company did not conduct any material acquisitions or disposals of assets, subsidiaries and affiliated companies for the six months ended 30 June 2022.

### Employees and Remuneration Policies

As at 30 June 2022, the Group had a total of 4,035 employees (as at 31 December 2021: 3,568). The Group offers employees competitive remuneration packages that include fees, salaries, allowances and benefits in kind, bonuses and pension scheme contribution and social welfare. The Group also contributes to social insurance for its employees, including medical insurance, work-related injury insurance, retirement insurance, maternity insurance, unemployment insurance and housing funds.

### Pledge of Assets

As at 30 June 2022, the Group had no pledge of assets.

### Future Plans for Material Investments and Capital Assets

The Group will continue to focus on its existing property management services and community value-added services. Save as disclosed in the prospectus of the Company dated 25 June 2021 (the "Prospectus"), no concrete plan for future investment is in place as at the date of this report.

### Gearing Ratio

Gearing ratio, defined as bank and other borrowings, lease liabilities and amounts due to related parties divided by total equity and multiplied by 100%, was approximately 0.91% as at 30 June 2022.

### 持有之重大投資

除本報告所披露者外，截至二零二二年六月三十日止六個月本集團並無持有任何重大投資。

### 重大收購及出售

於二零二一年十二月三十日，Southern Land、Lucky Front、Dream Seeker及新地銳意訂立股份轉讓協議，據此，Southern Land有條件同意收購而Lucky Front有條件同意出售100股Dream Seeker普通股（相當於Dream Seeker全部已發行股本），最終現金代價人民幣108,414,000元，雙方於二零二二年五月三十日完成交割事宜。除本報告所披露者外，於截至二零二二年六月三十日止六個月期間，本公司並無進行任何重大收購或出售資產、附屬公司及聯屬公司。

### 僱員及薪酬政策

於二零二二年六月三十日，本集團合計擁有4,035名僱員（於二零二一年十二月三十一日：3,568）。本集團為僱員提供袍金、薪金、津貼及實物福利、花紅及退休金計劃供款及社會福利等具有競爭性的薪酬待遇。本集團亦為其僱員繳納醫療保險、工傷保險、養老保險、生育保險、失業保險及住房公積金等社會保險。

### 資產押記

於二零二二年六月三十日，沒有任何資產押記。

### 未來重大投資計劃及資本資產

本集團將繼續專注當前的物業管理服務及生活小區增值服務。除本公司日期為二零二一年六月二十五日的招股章程（「招股章程」）所披露者外，於本報告日期，概無未來投資方面的任何具體計劃。

### 資本負債比率

於二零二二年六月三十日，資本負債比率約為0.91%（界定為銀行及其他借款、租賃負債及應付關聯方款項除以權益總額，再乘以100%）。

# Management Discussion and Analysis

## 管理層討論及分析

### Use of Proceeds from the Listing

The shares of the Company were listed on the Stock Exchange on 8 July 2021 (the “Listing Date”) by way of global offering, 100,000,000 shares were issued, and the total of 110,765,000 shares were issued after the over-allotment options were partially exercised, raising the total net proceeds (after deducting underwriting commissions and other related listing expenses) of approximately HK\$288.9 million.

The analysis on the utilization of the net proceeds from the Listing Date to 30 June 2022 is as follows:

### 上市所得款項用途

本公司股份以全球發售的方式於二零二一年七月八日(「上市日期」)於聯交所上市，發行100,000,000股股份，於超額配股權獲部分行使後，合共發行110,765,000股股份，經扣除包銷佣金及其他相關上市開支後，共籌集所得款項淨額約288.9百萬港元。

上市日期至二零二二年六月三十日期間，所得款項淨額用途分析如下：

Use	用途	Percentage of the net proceeds as stated in the Prospectus and allocation of the net proceeds after taking into account the partial exercise of the over-allotment option on 30 July 2021		Actual use of net proceeds as at 30 June 2022	Unutilised net proceeds as at 30 June 2022	Expected timeline
		% of total amount	HK\$ Million			
Strategic acquisitions and investments	戰略收購及投資	56.8%	164.1	130.5	33.6	2023/12/31
Further upgrading the software and hardware of the Group's digitalised smart systems, improving customer data security and establishing a strategy analysis platform, developing and upgrading the Group's internal management systems and continuing to upgrade the Group's Landsea e Cloud and the IT tools and software for running the Group's WeChat service accounts	進一步升級本集團數字化智能系統的軟硬件、加強客戶數據安全以及設立戰略分析平台、開發與升級本集團內部管理系統以及持續升級本集團朗e雲以及信息技術工具及軟件以營運本集團微信服務號					
Enriching community living and cultural activities, expanding and further promoting the Group's property agency services, enriching and promoting the Group's community value-added services, establishing a WeChat Mini Program	豐富社區生活與文化活動、擴展並進一步推廣本集團的物業代理服務、豐富並推廣本集團社區增值服務、設立微信小程序	15.3%	44.2	5.5	38.7	2023/12/31
Continuing to incentivise, retain and recruit talents in order to better our human resources management	持續激勵、留聘及招聘人才以加強人力資源管理	10.2%	29.5	7.4	22.1	2024/12/31
Working capital and other general corporate purposes	營運資金及其他一般企業用途	7.7%	22.2	18.4	3.8	2022/12/31
		10.0%	28.9	0	28.9	2024/12/31





# Management Discussion and Analysis

## 管理層討論及分析

### Financial Risks

The Group is exposed to risks arising from its financial instruments such as interest rate risk, credit risk and liquidity risk.

### Interest Rate Risk

The Group has not used any financial derivatives to hedge its interest rate risk. All bank interests were received at fixed rates.

### Credit Risk

The Group's financial instruments have been grouped based on shared credit risk characteristics such as instrument types and credit risk ratings for the purpose of determining significant increases in credit risk and impairment measurement.

As at 30 June 2022, the carrying amounts of cash and cash equivalents, trade receivables, amounts due from related parties and other receivables included in the statement of financial position represent the Group's maximum exposure to credit risk in relation to its financial assets.

As at 30 June 2022, all cash and cash equivalents were deposited in high-credit-quality financial institutions without significant credit risk.

### Foreign Exchange Risk

As all of the Group's businesses were conducted in the PRC, the revenue and profit for the six months ended 30 June 2022 were denominated in Renminbi. The major foreign currency source for the Group was the fundraising following the successful listing on the Stock Exchange during the period, all of which were in Hong Kong dollars. As at 30 June 2022, the Group did not have significant foreign currency exposure from its operations. The Group has not used any financial derivatives to hedge its foreign exchange risk. The Group will closely monitor its foreign currency exposure and will consider hedging significant foreign currency exposure should the need arise.

### Contingent Liabilities

As at 30 June 2022, the Group did not have any outstanding guarantees or other material contingent liabilities.

### Liabilities to Assets Ratio

Liabilities to assets ratio is calculated based on our total liabilities as at the end of the relevant period divided by our total assets as at the end of such period. As at 30 June 2022, our liabilities to assets ratio was 59.0% (31 December 2021: approximately 56.9%).

### 財務風險

本集團面臨其金融工具所產生的風險(如利率風險、信貸風險及流動資金風險)。

### 利率風險

本集團並無使用衍生金融工具對沖利率風險，且獲得的銀行利息均以固定計息。

### 信貸風險

本集團按相同的信貸風險特徵分類金融工具，如工具類別及信貸風險評級，以釐定信貸風險的顯著增加及減值計量。

於二零二二年六月三十日，列入財務狀況表的現金及現金等價物、貿易應收款項、應收關聯方款項及其他應收款項的賬面值為本集團就其金融資產承受的最大信貸風險。

於二零二二年六月三十日，所有現金及現金等價物均存放於信貸等級良好的金融機構，並無重大信貸風險。

### 外匯風險

由於本集團所有業務均於中國開展，故截至二零二二年六月三十日止六個月的收益及溢利均以人民幣計值。本集團主要的外幣來源為期內在聯交所成功上市後募集的資金，其全部為港元。於二零二二年六月三十日，本集團並無因營運而面對的重大外幣風險。本集團目前並無使用衍生金融工具對沖其外匯風險。本集團將密切監控其外幣風險並將考慮於需要時對沖重大外幣風險。

### 或然負債

於二零二二年六月三十日，本集團並無任何未償還擔保或其他重大或然負債。

### 資產負債率

資產負債率按於有關期末的負債總額除以於該期末的資產總值計算。於二零二二年六月三十日，資產負債率約為59.0% (二零二一年十二月三十一日：約56.9%)。

# Corporate Governance and Other Information

## 企業管治和其他資料

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

As at 30 June 2022, the interests and short positions of the Directors and chief executives of the Company in the Shares, underlying Shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571, Laws of Hong Kong) (the “SFO”) which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions in which they were deemed or taken to have under such provisions of the SFO), or were required pursuant to section 352 of the SFO to be entered in the register referred to therein, or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the “Model Code”) as set out in Appendix 10 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”), were as follows:

#### Long position in the Shares

Name	Capacity/Nature of interest	Number of Shares held	Approximate percentage in total number of issued Shares 佔已發行股份總數之概約百分比
姓名	身份／權益性質	所持股份數目	
Mr. Tian Ming <sup>(1)(2)</sup> 田明先生 <sup>(1)(2)</sup>	Interest in controlled corporation <sup>(1)(2)</sup> 受控法團權益 <sup>(1)(2)</sup>	165,137,165	40.20%

Note:

- (1) Mr. Tian has (i) 136,620,820 Shares held through Honor Limited; (ii) 23,998,345 Shares held through Green Sailing (PTC) Limited (“Green Sailing”); (iii) 4,316,000 Shares held through Greensheid Corporation (“Greensheid”); and (iv) 202,000 Shares held through Easycorps Group Limited (“Easycorps”).
- (2) Mr. Tian Ming is the sole and legal beneficial owner of Honor Limited. Green Sailing is wholly-owned by Honor Limited. Greensheid is wholly-owned by Landsea International Holdings Limited, which is in turn wholly-owned by Landsea Group. Landsea Group is owned as to 34.15% by Nanjing Ding Chong Investment Management Consultants Ltd. (“Nanjing Ding Chong”) and 15.85% by Mr. Tian. Nanjing Ding Chong is a company wholly and beneficially owned by Mr. Tian. Mr. Tian is regarded as the controlling shareholder of Landsea Group. Easycorps is a company wholly and beneficially owned by Mr. Tian. Therefore, Mr. Tian is deemed to be interested in these 165,137,165 Shares pursuant to the SFO.

### 董事及主要行政人員於本公司股份、相關股份及債券的權益及淡倉

於二零二二年六月三十日，董事及本公司最高行政人員於本公司或任何相聯法團（定義見香港法例第571章證券及期貨條例（「證券及期貨條例」）第XV部）的股份、相關股份及債權證中擁有根據證券及期貨條例第XV部第7及8分部已知會本公司及聯交所的權益及淡倉（包括彼等根據證券及期貨條例相關條文被當作或視為擁有的任何權益或淡倉），或根據證券及期貨條例第352條已記錄於該條所指的登記冊內的權益及淡倉，或根據《香港聯合交易所有限公司證券上市規則》（「上市規則」）附錄十所載的《上市發行人董事進行證券交易的標準守則》（「標準守則」）已知會本公司及聯交所的權益及淡倉如下：

#### 於股份的好倉

附註：

- (1) 田先生擁有(i)透過Honor Limited持有的136,620,820股股份；(ii)透過Green Sailing (PTC) Limited（「Green Sailing」）持有的23,998,345股股份；(iii)透過Greensheid Corporation（「Greensheid」）持有的4,316,000股股份；及(iv)透過Easycorps Group Limited（「Easycorps」）持有的202,000股股份。
- (2) 田明先生為Honor Limited的唯一合法實益擁有人。Green Sailing由Honor Limited全資擁有。Greensheid由Landsea International Holdings Limited全資擁有，而Landsea International Holdings Limited則由朗詩集團全資擁有。朗詩集團由南京鼎重投資管理顧問有限公司（「南京鼎重」）擁有34.15%，並由田先生擁有15.85%。南京鼎重為田先生全資實益擁有的公司。田先生被視為朗詩集團的控股股東。Easycorps為田先生全資實益擁有的公司。因此，根據證券及期貨條例，田先生被視為於該等165,137,165股股份中擁有權益。



# Corporate Governance and Other Information

## 企業管治和其他資料

Save as disclosed above, as at 30 June 2022, none of the Directors and chief executives of the Company had any interests or short positions in the Shares, underlying Shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which were required pursuant to section 352 of the SFO to be entered in the register referred to therein, or which were required pursuant to the Model Code to be otherwise notified to the Company and the Stock Exchange.

除上文所披露者外，於二零二二年六月三十日，董事及本公司最高行政人員概無於本公司或其任何相聯法團（定義見證券及期貨條例第XV部）的股份、相關股份或債權證中擁有記錄於根據證券及期貨條例第352條須予存置的登記冊內的任何權益或淡倉，或根據標準守則須另行知會本公司及聯交所的任何權益或淡倉。

### SUBSTANTIAL SHAREHOLDERS' AND OTHER PERSONS' INTERESTS AND SHORT POSITIONS IN THE SHARES AND UNDERLYING SHARES

As at 30 June 2022, so far as the Directors are aware, the following persons (other than the Directors or chief executives of the Company) had or were deemed or taken to have an interest or short position in the Shares or underlying Shares which would fall to be disclosed to the Company and the Stock Exchange 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:

### 主要股東及其他人士在股份及相關股份上的權益及淡倉

於二零二二年六月三十日，就董事所知，下列人士（並非董事或本公司最高行政人員）於股份或相關股份中擁有或被視作或當作擁有根據證券及期貨條例第XV部第2及3分部之條文須向本公司及聯交所披露的權益或淡倉，或記入本公司根據證券及期貨條例第336條須存置的登記冊的權益或淡倉：

#### Long position in the Shares

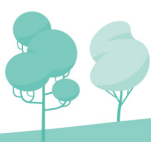
#### 於股份的好倉

Name	Capacity/Nature of interest	Number of Shares held	Approximate percentage in total number of issued Shares 佔已發行股份總數之概約百分比
姓名／名稱	身份／權益性質	所持股份數目	概約百分比
Honor Limited	Beneficial owner	136,620,820	33.26%
Honor Limited	實益擁有人		
	Interest in controlled corporation	23,998,345	5.84%
	受控法團權益		
Ms. Murong Xinyao <sup>(1)</sup>	Interest of spouse	165,137,165	40.20%
慕容馨韻女士 <sup>(1)</sup>	配偶權益		
Green Sailing (PTC) Limited <sup>(2)</sup>	Trustee	23,998,345	5.84%
Green Sailing (PTC) Limited <sup>(2)</sup>	受託人		

# Corporate Governance and Other Information

## 企業管治和其他資料

Name	Capacity/Nature of interest	Number of Shares held	Approximate percentage in total number of issued Shares 佔已發行股份總數之概約百分比
姓名／名稱	身份／權益性質	所持股份數目	
Hong Kong New Tourism Corporation Limited 香港新旅國際有限公司	Beneficial owner 實益擁有人	71,575,509	17.42%
Nanjing Textiles Import & Export Corporation Limited <sup>(3)</sup> 南京紡織品進出口股份有限公司 <sup>(3)</sup>	Interest in controlled corporation 受控法團權益	71,575,509	17.42%
Nanjing Tourism Group Co., Ltd. <sup>(3)</sup> 南京旅遊集團有限責任公司 <sup>(3)</sup>	Interest in controlled corporation 受控法團權益	71,575,509	17.42%
Nanjing Urban Construction Investment Holdings (Group) Co., Ltd. <sup>(3)</sup> 南京市城市建設投資控股(集團)有限責任公司 <sup>(3)</sup>	Interest in controlled corporation 受控法團權益	71,575,509	17.42%
Nanjing State-owned Assets Investment Management Holdings (Group) Co., Ltd. <sup>(3)</sup> 南京市國有資產投資管理控股(集團)有限責任公司 <sup>(3)</sup>	Interest in controlled corporation 受控法團權益	71,575,509	17.42%
State-owned Assets Supervision and Administration Commission of Nanjing Municipal Government <sup>(3)</sup> 南京市人民政府國有資產監督管理委員會 <sup>(3)</sup>	Interest in controlled corporation 受控法團權益	71,575,509	17.42%
Mr. Lin Jinfeng 林勁峰先生	Beneficial owner 實益擁有人	43,735,222	10.64%
Mr. Chen Huaijun <sup>(4)</sup> 陳淮軍先生 <sup>(4)</sup>	Interest in controlled corporation 受控法團權益	23,501,000	5.72%
	Beneficial owner 實益擁有人	3,700,000	0.90%
Lucky Front Investments Limited Lucky Front Investments Limited	Beneficial owner 實益擁有人	23,501,000	5.72%



# Corporate Governance and Other Information

## 企業管治和其他資料

### Notes:

- (1) Ms. Murong Xinyao is the spouse of Mr. Tian Ming. By virtue of the SFO, Ms. Murong Xinyao is deemed to be interested in the Shares in which Mr. Tian Ming is interested.
- (2) Green Sailing (PTC) Limited acts as the trustee of the Green Life Trust, which is set up for the purpose of a share incentive scheme to be adopted at least six months after Listing, and is wholly owned by Honor Limited. By virtue of the SFO, Honor Limited is deemed to be interested in the Shares in which Green Sailing (PTC) Limited is interested.
- (3) Hong Kong New Tourism Corporation Limited (“**Hong Kong New Tourism**”) is wholly owned by Nanjing Textiles Import & Export Corporation Limited (“**Nanfang Holdings**”), which had been, directly or indirectly, held as to 35.56% by Nanjing Tourism Group Co., Ltd. (“**Nanjing Tourism Group**”). Nanjing Tourism Group is held as to 60% by Nanjing Urban Construction Investment Holdings (Group) Co., Ltd. (“**Nanjing Urban Construction**”) and as to 40% by Nanjing State-owned Assets Investment Management Holdings (Group) Co., Ltd. (“**Nanjing State-owned Assets Investment Management**”), both of which are wholly owned by the State-owned Assets Supervision and Administration Commission of Nanjing Municipal Government (“**Nanjing SASAC**”). By virtue of the SFO, each of Nanfang Holdings, Nanjing Tourism Group, Nanjing Urban Construction, Nanjing State-owned Assets Investment Management and Nanjing SASAC is deemed to be interested in the Shares in which Hong Kong New Tourism is interested.
- (4) Lucky Front Investments Limited is wholly owned by Mr. Chen Huaijun. By virtue of the SFO, Mr. Chen Huaijun is deemed to be interested in the Shares in which Lucky Front Investments Limited is interested.

Save as disclosed above, the Company has not been notified that as at 30 June 2022, any other relevant interests or short positions in the issued share capital of the Company (other than the interests of the Directors and chief executives of the Company) which would fall to be disclosed to the Company 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) 慕容馨靄女士為田明先生的配偶。根據證券及期貨條例，慕容馨靄女士被視為於田明先生擁有權益的股份中擁有權益。
- (2) Green Sailing (PTC) Limited擔任Green Life Trust的受託人，該信託是為將於上市至少六個月後採納的股份獎勵計劃而設立，由Honor Limited全資擁有。根據證券及期貨條例，Honor Limited被視為於Green Sailing (PTC) Limited擁有權益的股份中擁有權益。
- (3) 香港新旅國際有限公司(「香港新旅」)由南京紡織品進出口股份有限公司(「南紡控股」)全資擁有，而南紡控股由南京旅遊集團有限責任公司(「南京旅遊集團」)直接或間接持有35.56%權益。南京旅遊集團由南京市城市建設投資控股(集團)有限責任公司(「南京城市建設」)及南京市國有資產投資管理控股(集團)有限責任公司(「南京國有資產投資管理」)(均由南京市人民政府國有資產監督管理委員會(「南京國資委」)全資擁有)分別持有60%及40%權益。根據證券及期貨條例，南紡控股、南京旅遊集團、南京城市建設、南京國有資產投資管理及南京國資委各自被視為於香港新旅擁有權益的股份中擁有權益。
- (4) Lucky Front Investments Limited由陳淮軍先生全資擁有。根據證券及期貨條例，陳淮軍先生被視為於Lucky Front Investments Limited擁有權益的股份中擁有權益。

除上文所披露者外，本公司並未獲知會於二零二二年六月三十日本公司的已發行股本中有任何其他將須根據證券及期貨條例第XV部第2及3分部的條文向本公司披露的相關權益或淡倉(本公司董事及最高行政人員所擁有者除外)，或記入本公司根據證券及期貨條例第336條須存置的登記冊的相關權益或淡倉。

# Corporate Governance and Other Information

## 企業管治和其他資料

### SHARE OPTION SCHEME

The share option scheme (the “**Share Option Scheme**”) was conditionally adopted by the Company on 15 June 2021 and became effective on the Listing Date. The principal terms of the Share Option Scheme are summarised in Appendix IV to the Prospectus. The main purpose of the Share Option Scheme is to motivate the eligible participants to optimise their performance efficiency for the benefit of our Group, and attract and retain or otherwise maintain an ongoing business relationship with the eligible participants whose contributions are or will be beneficial to the long-term growth of our Group. Pursuant to the terms and conditions of the Share Option Scheme, unless approved by the shareholders of the Company, the maximum number of Shares in respect of which options may be granted under the Share Option Scheme and any other schemes must not in aggregate exceeds 10% of the Shares in issue as at the Listing Date, being 40,000,000 Shares. Subject to earlier termination by the Company in general meeting or by the Directors, the Share Option Scheme shall be valid for a period of 10 years from the adoption date. Since adoption of this scheme and up to 30 June 2022, no share options were granted, exercised, cancelled or invalidated under the Share Option Scheme. Besides, as at 30 June 2022, there were no outstanding share options.

### EVENTS AFTER THE REPORTING PERIOD

After 30 June 2022 and up to the date of this report, the Company announced on 5 July 2022 that, under the share incentive scheme adopted on 18 March 2022 (the “**Share Incentive Scheme**”), a total of 4,960,000 awarded shares were granted to three grantees (including two Directors). The scheme does not constitute a share option scheme or an arrangement analogous to a share option scheme for the purposes of Chapter 17 of the Listing Rules. In addition, as at 5 July 2022, a total of 6,476,600 share options were offered to the option grantees in accordance with the terms of the Share Option Scheme to recognize and acknowledge their contributions to the Group. The grant of share options will enable the option grantees to subscribe for a total of 6,476,600 new shares.

A summary of the principal terms and conditions of the Share Incentive Scheme and details of the grant of share options are set out in the announcement of the Company dated 5 July 2022. During the six months ended 30 June 2022, no awarded shares or share options were granted.

Green Sailing (PTC) Limited holding unvested shares under the Share Incentive Scheme, whether directly or indirectly, will abstain from voting on matters that require shareholders’ approval under the Listing Rules.

Save as disclosed above, there are no significant events since the end of the reporting period and up to the date of this report.

### 股份期權計劃

本公司已於二零二一年六月十五日有條件採納一項股份期權計劃(「**股份期權計劃**」)，自上市日期起生效。股份期權計劃的主要條款概述於招股章程附錄四。股份期權計劃的主要目的為激勵合資格參與者為本集團的利益提升其績效效率及吸引及挽留合資格參與者或以其他方式保持與彼等的持續業務關係，而其貢獻現時或日後將有利於本集團的長遠發展。根據股份期權計劃的條款及條件，除非經本公司股東批准，否則根據股份期權計劃及任何其他計劃可予授出的股份期權所涉及的最高股份數目，合共不得超過於上市日期的已發行股份的10% (即40,000,000股股份)。股份期權計劃於採納日期起計十年期間內有效，惟可由本公司經股東大會或由董事提早終止。自採納該計劃起，直至二零二二年六月三十日，概無股份期權根據股份期權計劃獲授出、行使、注銷或失效，並且於二零二二年六月三十日，並無尚未行使之股份期權。

### 報告期後事項

於二零二二年六月三十日後直至本報告日期止，本公司於二零二二年七月五日宣佈根據已於二零二二年三月十八日採納的股份獎勵計劃(「**股份獎勵計劃**」)，向三名承授人(包括兩名董事)授出合共4,960,000股獎勵股份。就上市規則第十七章而言，該計劃並不構成購股權計劃或類似購股權計劃的安排。另外，本公司於二零二二年七月五日，根據股份期權計劃的條款向期權承授人提呈授出合共6,476,600份股份期權，以認可及承認彼等對本集團作出的貢獻。授出該等股份期權將使期權承授人可認購合共6,476,600股新股份。

股份獎勵計劃之主要條款及條件概要及授出股份期權詳情載列於本公司日期為二零二二年七月五日之公告。於截至二零二二年六月三十日止六個月期間，並無授予獎勵股份及股份期權。

Green Sailing (PTC) Limited根據股份獎勵計劃直接或間接持有未歸屬股份須按照上市規則就須經股東批准之事項放棄投票。

除上述所披露者外，於本報告期間結束後直至本報告日期概無發生重大事項。

# Corporate Governance and Other Information

## 企業管治和其他資料

### COMPLIANCE WITH CORPORATE GOVERNANCE CODES

The Company has adopted and applied the Corporate Governance Code (the “CG Code”) as set out in Appendix 14 of the Listing Rules as its own corporate governance code. The Directors consider that the Company has complied with all applicable code provisions under the CG Code for the six months ended 30 June 2022.

### COMPLIANCE WITH THE MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix 10 of the Listing Rules (the “Model Code”) as the code of conduct and rules for securities transactions by directors. After specific enquiries with all the Directors, it is confirmed that all the Directors have complied with the requirements as set out in the Model Code for the six months ended 30 June 2022.

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

For the six months ended 30 June 2022, neither the Company nor any of its subsidiaries have purchased, sold or redeemed any of its listed securities, except for the listed securities of the Company purchased by the trustee in connection with the share incentive scheme adopted on 8 June 2022.

### COMPETING INTERESTS

The Directors have confirmed that neither the Directors nor the controlling shareholders of the Company nor their respective close associates (as defined in the Listing Rules) are interested in a business apart from the Group’s business which competes or is likely to compete, directly or indirectly, with the Group’s business, and is required to be disclosed pursuant to Rule 8.10 of the Listing Rules for the six months ended 30 June 2022.

### SUFFICIENCY OF PUBLIC FLOAT

Based on the information publicly available to the Company and to the knowledge of the Directors, the Company maintained the minimum public float required by the Listing Rules during the six months ended 30 June 2022 and up to the date of this report.

### 遵守企業管治守則

本公司已採納並應用上市規則附錄十四所載的《企業管治守則》(「企業管治守則」)作為其本身的企業管治守則。董事認為於截至二零二二年六月三十日止六個月，本公司一直遵守企業管治守則下所有適用守則條文。

### 遵守董事進行證券交易的標準守則

本公司已採納上市規則附錄十所載之《上市發行人董事進行證券交易的標準守則》(「標準守則」)作為董事進行證券交易的行為守則及規則。本公司經向全體董事作出具體查詢後，彼等已確認全體董事於截至二零二二年六月三十日止六個月，一直遵守標準守則所載的規定。

### 購買、出售或贖回本公司之上市證券

截至二零二二年六月三十日止六個月，除受託人就二零二二年六月八日採納之股份獎勵計劃購入的本公司上市證券外，本公司及其任何附屬公司概無購買、出售或贖回其上市證券。

### 競爭權益

董事確認，截至二零二二年六月三十日止六個月，除於本集團業務中擁有權益以外，概無本公司董事或控股股東或其各自緊密聯繫人(定義見上市規則)於直接或間接與本集團業務構成競爭或可能構成競爭的業務中擁有任何權益，且須根據上市規則第8.10條予以披露。

### 充足公眾持股量

根據本公司公開獲得的資料並據董事所知，截至二零二二年六月三十日止六個月期間及直至本報告日期止，本公司均維持上市規則所規定的最少公眾持股量。

# Corporate Governance and Other Information

## 企業管治和其他資料

### INTERIM DIVIDEND

The board (the “**Board**”) of directors (the “**Directors**”) of the Company has resolved not to pay any interim dividend for the six months ended 30 June 2022 (for the six months ended 30 June 2021: Nil).

### AUDIT COMMITTEE

The Company has established the audit committee (the “**Audit Committee**”) with written terms of reference in compliance with Rule 3.21 of the Listing Rules and provision C.3 (which have been re-numbered as provision D3 since 1 January 2022) of the CG Code on 15 June 2021. The primary duties of the Audit Committee include providing an independent view of the effectiveness of the financial reporting, risk management and internal control system, overseeing the audit process, developing and reviewing its policies, and performing other duties and responsibilities as assigned by the Board. The Audit Committee comprises three members, namely Ms. Lu Mei, Dr. Chen Kevin Chien-wen and Ms. Katherine Rong Xin, all being independent non-executive Directors. Dr. Chen Kevin Chien-wen is the chairman of the Audit Committee who possesses appropriate professional qualifications or accounting or related financial management expertise as required under Rule 3.10(2) of the Listing Rules.

### REVIEW OF INTERIM FINANCIAL PERFORMANCE

The unaudited interim condensed consolidated financial performance of the Group for the six months ended 30 June 2022 are unaudited but have been reviewed and approved by the Audit Committee, which was of the opinion that the preparation of the results complied with the applicable accounting standards and requirements as well as the Listing Rules, and adequate disclosures have been made. The Audit Committee has also reviewed the accounting principles and practices adopted by the Group and discussed auditing, risk management, internal control and financial reporting matters.

By order of the Board

**Landsea Green Life Service Company Limited**

**Mr. Tian Ming**

*Non-executive Director and Chairman of the Board*

Hong Kong, 19 August 2022

### 中期股息

本公司董事(「**董事**」)會(「**董事會**」)決議不就截至二零二二年六月三十日止六個月派付任何中期股息(截至二零二一年六月三十日止六個月：無)。

### 審核委員會

本公司已於二零二一年六月十五日根據上市規則第3.21條及企業管治守則條文第C.3條(自二零二二年一月一日起重新編號為條件第D3條)成立審核委員會(「**審核委員會**」)，並制定書面職權範圍。審核委員會之主要職責為就財務申報、風險管理及內部監控系統的成效提供獨立意見、監督審核程序、制訂及檢討政策以及履行董事會指派的其他職責及責任。審核委員會由三名成員組成，分別為魯梅女士、陳建文博士及Katherine Rong Xin女士，彼等均為獨立非執行董事。陳建文博士為審核委員會主席，並具備上市規則第3.10(2)條所規定的適當專業資格或會計或有關財務管理的專業知識。

### 審閱中期財務業績

本集團截至二零二二年六月三十日止六個月的未經審核中期簡明綜合財務業績未經審核，但已由審核委員會審閱及批准，審核委員會認為，編製有關業績已遵守適用會計準則及規定以及上市規則並已作出充分披露。審核委員會亦已審閱本集團所採納的會計準則及慣例，並討論有關審核、風險管理、內部監控及財務報告事項。

承董事局命

朗詩綠色生活服務有限公司

田明先生

*非執行董事兼董事長*

香港，二零二二年八月十九日





# Interim Condensed Consolidated Statement of Comprehensive Income

## 中期簡明綜合全面收益表

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

			For the six months ended 30 June 截至六月三十日止六個月	
			2022 二零二二年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)
		Note 附註		
Revenue	收益	7	418,228	323,100
Cost of sales and services	銷售及服務成本	10	(313,021)	(246,668)
<b>Gross profit</b>	<b>毛利</b>		<b>105,207</b>	76,432
Other income	其他收入	8	4,082	2,502
Selling expenses	銷售開支	10	(9,361)	(4,756)
Administrative expenses	行政開支	10	(45,360)	(48,101)
Impairment losses under expected credit loss model	預期信貸虧損模式下的減值虧損		(19,807)	(4,227)
Other losses — net	其他虧損淨額	9	(4,435)	(171)
<b>Operating profit</b>	<b>經營溢利</b>		<b>30,326</b>	21,679
Finance income	財務收入	11	1,512	165
Finance costs	財務成本	11	(25)	(9)
Finance income — net	財務收入淨額	11	1,487	156
Share of gains of associates	應佔聯營公司收益		525	—
<b>Profit before income tax</b>	<b>除所得稅前溢利</b>		<b>32,338</b>	21,835
Income tax expenses	所得稅開支	12	(8,464)	(7,394)
<b>Profit for the period</b>	<b>期內溢利</b>		<b>23,874</b>	14,441
<b>Other comprehensive income</b>	<b>其他全面收益</b>			
<i>Items that may be reclassified to profit or loss:</i>		<i>可能重新分類至損益之項目：</i>		
— Exchange difference on translation of foreign operations	— 換算海外業務的匯兌差額		(9,282)	(324)
<i>Items that will not be reclassified to profit or loss:</i>		<i>將不會重新分類至損益之項目：</i>		
— Exchange difference on translation of foreign operations	— 換算海外業務的匯兌差額		12,720	—
<b>Total comprehensive income for the period</b>	<b>期內全面收益總額</b>		<b>27,312</b>	14,117

# Interim Condensed Consolidated Statement of Comprehensive Income

## 中期簡明綜合全面收益表

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

		For the six months ended 30 June 截至六月三十日止六個月	
		2022 二零二二年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)
		Note 附註	
<b>Profit for the period attributable to:</b>	以下各方應佔期內溢利：		
— Equity owners of the Company	— 本公司權益擁有人		22,553
— Non-controlling interests	— 非控股權益		1,321
			14,441
			—
			23,874
			14,441
<b>Total comprehensive income for the period attributable to:</b>	以下各方應佔期內全面收益總額：		
— Equity owners of the Company	— 本公司權益擁有人		25,991
— Non-controlling interests	— 非控股權益		1,321
			14,117
			—
			27,312
			14,117
<b>Earnings per share attributable to equity owners of the Company (expressed in RMB per share)</b>	本公司權益擁有人應佔每股盈利 (以每股人民幣列示)		
Basic and diluted earnings per share	每股基本及攤薄盈利	13	0.06
			0.05

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

上述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

As at 30 June 2022 於二零二二年六月三十日

	Note 附註	30 June 2022 二零二二年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
<b>ASSETS</b>			
<b>Non-current assets</b>			
Investment properties	15	2,602	7,552
Property, plant and equipment	16	18,212	7,835
Right-of-use assets	17	3,243	1,257
Intangible assets	20	49,797	4,679
Goodwill	19	60,750	–
Interests in associates	18	2,136	1,611
Deferred income tax assets		24,171	15,377
		<b>160,911</b>	<b>38,311</b>
<b>Current assets</b>			
Trade receivables	21	365,374	215,426
Inventories		1,426	1,228
Prepayments and other receivables	22	195,701	148,564
Restricted cash		–	360
Cash and cash equivalents	23	240,391	444,093
		<b>802,892</b>	<b>809,671</b>
<b>Total assets</b>		<b>963,803</b>	<b>847,982</b>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
Lease liabilities	17	634	56
Deferred income tax liabilities		10,771	–
		<b>11,405</b>	<b>56</b>
<b>Current liabilities</b>			
Trade and other payables	24	335,935	302,284
Contract liabilities	7	196,938	160,280
Lease liabilities	17	1,799	871
Current income tax liabilities		22,725	18,815
		<b>557,397</b>	<b>482,250</b>
<b>Total liabilities</b>		<b>568,802</b>	<b>482,306</b>

# Interim Condensed Consolidated Balance Sheet

## 中期簡明綜合資產負債表

As at 30 June 2022 於二零二二年六月三十日

		Note	30 June 2022 二零二二年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
		附註		
<b>EQUITY</b>	<b>權益</b>			
<b>Capital and reserves attributable to equity owners of the Company</b>	<b>本公司權益擁有人應佔資本及儲備</b>			
Share capital	股本	25	3,421	3,421
Reserves	儲備		383,985	357,994
			<b>387,406</b>	361,415
<b>Non-controlling interests</b>	<b>非控股權益</b>		<b>7,595</b>	4,261
<b>Total equity</b>	<b>權益總額</b>		<b>395,001</b>	365,676
<b>Total liabilities and equity</b>	<b>負債及權益總額</b>		<b>963,803</b>	847,982

The above condensed consolidated balance sheet should be read in conjunction with the accompanying notes. 上述簡明綜合資產負債表應與隨附附註一併閱讀。



# Interim Condensed Consolidated Statement of Changes in Equity

## 中期簡明綜合權益變動表

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

		Attributable to equity owners of the Company 本公司權益擁有人應佔							Non-controlling interests 非控股權益	Total equity 權益總額
Note 附註		Share capital 股本 RMB'000 人民幣千元	Share premium 股份溢價 RMB'000 人民幣千元	Other reserves 其他儲備 RMB'000 人民幣千元	Statutory reserve 法定儲備 RMB'000 人民幣千元	Translation Reserve 匯兌儲備 RMB'000 人民幣千元	Retained earnings 保留盈利 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元		
<b>At 1 January 2021</b>	於二零二一年一月一日	-	-	11,034	8,698	66	108,585	128,383	-	128,383
<b>Profit for the period</b>	期內溢利	-	-	-	-	-	14,441	14,441	-	14,441
Exchange difference arising from translation of foreign operations	換算海外業務產生的匯兌差額	-	-	-	-	(324)	-	(324)	-	(324)
<b>Total comprehensive income for the period</b>	期內全面收益總額	-	-	-	-	(324)	14,441	14,117	-	14,117
Deemed distribution	視作分派	-	-	(92,914)	-	-	-	(92,914)	-	(92,914)
Contributions from non-controlling interests	非控股權益注資	-	-	-	-	-	-	-	4,250	4,250
Appropriation to statutory reserve	撥至法定儲備	-	-	-	2,498	-	(2,498)	-	-	-
<b>Subtotal of transactions with equity owners of the Company</b>	與本公司權益擁有人交易小計	-	-	(92,914)	2,498	-	(2,498)	(92,914)	4,250	(88,664)
<b>At 30 June 2021 (Unaudited)</b>	於二零二一年六月三十日 (未經審核)	-	-	(81,880)	11,196	(258)	120,528	49,586	4,250	53,836
<b>At 1 January 2022</b>	於二零二二年一月一日	3,421	268,017	(81,880)	15,667	(3,757)	159,947	361,415	4,261	365,676
<b>Profit for the period</b>	期內溢利	-	-	-	-	-	22,553	22,553	1,321	23,874
Exchange difference arising from translation of foreign operations	換算海外業務產生的匯兌差額	-	-	-	-	3,438	-	3,438	-	3,438
<b>Total comprehensive income for the period</b>	期內全面收益總額	-	-	-	-	3,438	22,553	25,991	1,321	27,312
Acquisition of subsidiaries	收購附屬公司	-	-	-	-	-	-	-	1,915	1,915
Contributions from non-controlling interests	非控股權益注資	-	-	-	-	-	-	-	98	98
Appropriation to statutory reserve	撥至法定儲備	-	-	-	2,927	-	(2,927)	-	-	-
<b>Subtotal of transactions with equity owners of the Company</b>	與本公司權益擁有人交易小計	-	-	-	2,927	-	(2,927)	-	2,013	2,013
<b>At 30 June 2022 (Unaudited)</b>	於二零二二年六月三十日 (未經審核)	3,421	268,017	(81,880)	18,594	(319)	179,573	387,406	7,595	395,001

The above condensed consolidated statement of changes in equity 上述簡明綜合權益變動表應與隨附附註一併閱讀。  
should be read in conjunction with the accompanying notes.

# Interim Condensed Consolidated Statement of Cash Flows

## 中期簡明綜合現金流量表

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

		For the six months ended 30 June 截至六月三十日止六個月	
		2022 二零二二年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)
	Note 附註		
<b>Cash flows from operating activities</b>	<b>經營活動現金流量</b>		
Cash used in operations	經營活動所用現金	(108,724)	(84,841)
Income tax paid	已付所得稅	(13,549)	(7,015)
<i>Net cash used in operations</i>	<i>經營活動所用現金淨額</i>	<b>(122,273)</b>	(91,856)
<b>Cash flows from investing activities</b>	<b>投資活動現金流量</b>		
Increase of investment in joint venture	增加投資合營企業	–	(18)
Purchases of property, plant and equipment	購買物業、廠房及設備	16 (4,881)	(1,710)
Proceeds from disposal of property, plant & equipment	出售物業、廠房及設備所得款項	–	13
Purchases of intangible assets	購買無形資產	20 (2,331)	(444)
Proceeds from disposal of investment properties	出售投資物業所得款項	4,505	–
Funding to related parties	向關聯方出資	29(e) (90,100)	(514)
Repayment of funding from related parties	向關聯方出資還款	29(e) 40,482	1,602
Payment for acquisition of subsidiaries, net of cash and cash equivalents	就收購附屬公司付款，扣除現金及現金等價物	28 (26,329)	–
<i>Net cash used in investing activities</i>	<i>投資活動所用現金淨額</i>	<b>(78,654)</b>	(1,071)



# Interim Condensed Consolidated Statement of Cash Flows

## 中期簡明綜合現金流量表

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

		For the six months ended 30 June 截至六月三十日止六個月	
		2022 二零二二年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)
		Note 附註	
<b>Cash flows from financing activities</b>	<b>融資活動現金流量</b>		
Interest paid	已付利息		(9)
Deemed distribution	視作分派		(19,471)
Proceeds from related parties	來自關聯方的所得款項	29(e)	4,427
Repayments to related parties	向關聯方還款	29(e)	(28,811)
Contributions from non-controlling interests	非控股權益注資		4,250
Principal elements of lease payments	租賃付款本金部分		(821)
Listing expenses paid	已付上市開支		(1,042)
<i>Net cash used in financing activities</i>	<i>融資活動所用現金淨額</i>		<u>(41,477)</u>
<b>Net decrease in cash and cash equivalents</b>	<b>現金及現金等價物減少淨額</b>		<b>(134,404)</b>
Cash and cash equivalents at beginning of period	期初現金及現金等價物		314,265
Effect of foreign exchange rate changes	外幣匯率變動影響		22
<b>Cash and cash equivalents at end of period</b>	<b>期末現金及現金等價物</b>	23	<u>179,883</u>

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

上述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

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 1 GENERAL INFORMATION

The Company was incorporated in the Cayman Islands on 1 December 2020 as an exempted company with limited liability under the Companies Act, Cap 22 (Act 3 of 1961, as consolidated and revised) of the Cayman Islands. The address of the Company's registered office is Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman KYI-1111, Cayman Islands.

The Company is an investment holding company. The Group is principally engaged in the provision of property management services, community value-added services and value added services to non-property owners in the PRC.

The Company was listed on the Main Board of the Stock Exchange on 8 July 2021. In the opinion of the directors of the Company, the ultimate holding company and ultimate controlling shareholder of the Company is Honor Limited, a company incorporated under the laws of British Virgin Islands ("BVI"), and Mr. Tian Ming.

The interim condensed consolidated balance sheet as of 30 June 2022, the related interim condensed consolidated statements of comprehensive income, changes in equity and cash flows for the six months then ended, and a summary of significant accounting policies and other explanatory notes of the Group (the "Interim Financial Information") were approved for issue by the Board on 19 August 2022. The Interim Financial Information is presented in thousands of Renminbi ("RMB"), unless otherwise stated.

The Interim Financial Information has not been audited, but has been reviewed by the audit committee of the Company.

### 1 一般資料

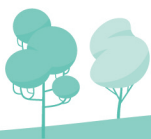
本公司於二零二零年十二月一日根據開曼群島法例第22章公司法(一九六一年第三號法例，經綜合及修訂)在開曼群島註冊成立為獲豁免有限公司。本公司註冊辦事處地址為Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman KYI-1111, Cayman Islands。

本公司為投資控股公司。本集團主要在中國從事提供物業管理服務、社區增值服務及非業主增值服務。

本公司於二零二一年七月八日於聯交所主板上市。本公司董事認為，本公司的最終控股公司及最終控股股東為Honor Limited(根據英屬處女群島(「英屬處女群島」)法律註冊成立的公司)及田明先生。

本集團於二零二二年六月三十日之中期簡明綜合資產負債表、截至該日止六個月的相關中期簡明綜合全面收益表、權益變動表及現金流量表以及主要會計政策概要及其他說明附註(「中期財務資料」)已於二零二二年八月十九日經董事會批准予以刊發。除非另有說明，否則中期財務資料乃以人民幣(「人民幣」)千元呈列。

中期財務資料未經審核，惟已由本公司審核委員會審閱。





# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 2 BASIS OF PREPARATION

The 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” issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”).

The Interim Financial Information does not include all the notes of the type normally included in an annual financial report. Accordingly, this report is to be read in conjunction with the annual financial statements for the year ended 31 December 2021 (“2021 Financial Statements”) and any public announcements made by the Company 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 as described below. Income tax expense was recognised based on management’s estimate of the annual income tax rate expected for the full financial year.

#### 3.1 New and amended standards adopted by the Group

The Group has applied the following standards and amendments for the first time for the reporting period commencing 1 January 2022. The adoption of these standards and amendments does not have significant impact to the Interim Financial Information of the Group.

- 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
- Merger Accounting for Common Control Combinations — Amendments to AG 5

### 2 編製基準

截至二零二二年六月三十日止六個月的中期財務資料根據香港會計師公會(「香港會計師公會」)頒佈的香港會計準則第34號「中期財務報告」編製。

中期財務資料並不包括年度財務報告一般包括的所有附註。因此，本報告應與截至二零二一年十二月三十一日止年度的年度財務報表(「二零二一年財務報表」)及本公司於中期報告期間作出的任何公告一併閱讀。

### 3 主要會計政策

除下文所述者外，所採納會計政策與過往財政年度及相應中期報告期間所採納者一致。所得稅開支乃根據管理層預期整個財政年度之估計年度所得稅率確認。

#### 3.1 本集團採納的新訂及經修訂準則

本集團於二零二二年一月一日開始的報告期間首次採用以下準則及修訂本。採納該等準則及修訂本對本集團的中期財務資料並無任何重大影響。

- 物業、廠房及設備：作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 — 履行合約的成本 — 香港會計準則第37號(修訂本)
- 香港財務報告準則二零一八年至二零二零年之年度改進
- 概念框架之提述 — 香港財務報告準則第3號(修訂本)
- 共同控制合併的合併會計法 — 會計指引第5號(修訂本)

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 3 SIGNIFICANT ACCOUNTING POLICIES

(Continued)

**3.2 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 主要會計政策(續)

**3.2 新訂準則及現有準則的修訂本已頒佈但尚未於二零二二年一月一日開始的財政年度生效，亦未獲本集團提早採納**

Standards, amendments and interpretations 準則、修訂本及詮釋		Effective for annual periods beginning on or after 於以下日期或之後開始的年度期間生效
HKFRS 17 香港財務報告準則第17號	Insurance contracts 保險合約	1 January 2023 二零二三年一月一日
Amendments to HKAS 1 香港會計準則第1號(修訂本)	Classification of Liabilities as Current or Non-current 負債分類為流動或非流動	1 January 2023 二零二三年一月一日
Hong Kong Interpretation 5 (2020) 香港詮釋第5號(二零二零年)	Classification by Borrower of a Term Loan that Contains a Repayment on Demand Clause 借款人對包含按要求償還條款的 有期貸款的分類	1 January 2023 二零二三年一月一日
Amendments to HKAS 1 and HKFRS Practice Statement 2 香港會計準則第1號及香港 財務報告準則實務報告 第2號(修訂本)	Disclosure of Accounting Policies 會計政策的披露	1 January 2023 二零二三年一月一日



# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 3 SIGNIFICANT ACCOUNTING POLICIES

(Continued)

**3.2 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 (Continued)**

### 3 主要會計政策 (續)

**3.2 新訂準則及現有準則的修訂本已頒佈但尚未於二零二二年一月一日開始的財政年度生效，亦未獲本集團提早採納 (續)**

Standards, amendments and interpretations 準則、修訂本及詮釋		Effective for annual periods beginning on or after 於以下日期或之後開始的年度期間生效
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 二零二三年一月一日
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及負債有關的遞延稅項	1 January 2023 二零二三年一月一日
Amendments to IAS 1 國際會計準則第1號(修訂本)	Classification of Liabilities as Current or Non-current 負債分類為流動或非流動	1 January 2024 二零二四年一月一日
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 投資者與其聯營公司或合營企業之間的資產出售或投入	To be determined 待定

The directors of the Company were of the view that the above new and revised standards and amendments and interpretations to existing standards that have been issued are not expected to have a significant impact on the Group's financial statements when they become effective.

本公司董事認為，上述已頒佈新訂及經修訂準則以及現有準則的修訂本及詮釋於生效時預期不會對本集團的財務報表產生重大影響。

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 4 ESTIMATES

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

In preparing the Interim Financial Information, the significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the 2021 Financial Statements.

### 5 FINANCIAL RISK MANAGEMENT

The Group's activities expose it to a variety of financial risks: market risk (including foreign currency risk and interest rate risk), credit risk and liquidity risk. According to the Group's risk management policies, the financial risks shall be assessed continuously by the management taking into account of the prevailing conditions of the financial market and other relevant variables to avoid excessive concentrations of risk.

The Interim Financial Information does not include all financial risk management information and disclosures required for full set of financial statements and should be read in conjunction with the Group's 2021 Financial Statements.

There were no significant changes in the risk management department or in any risk management policies since the six months ended 30 June 2022.

### 4 估計

編製中期財務資料需要管理層作出足以影響會計政策應用以及資產及負債、收入及開支呈報金額的判斷、估計及假設。實際結果可能與該等估計有別。

編製中期財務資料時，管理層因應用本集團會計政策所作出重大判斷及估計不確定因素的主要來源與二零二一年財務報表所應用者相同。

### 5 財務風險管理

本集團的活動令其面臨多種財務風險：市場風險（包括外匯風險及利率風險）、信貸風險及流動資金風險。根據本集團的風險管理政策，管理層應計及金融市場的現況及其他相關變數，持續評估財務風險，以避免風險過度集中。

中期財務資料並不包括整份財務報表要求之所有財務風險管理資料及披露，並應與本集團二零二一年財務報表一併閱讀。

自截至二零二二年六月三十日止六個月以來，風險管理部或任何風險管理政策並無任何重大變動。



# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 6 SEGMENT INFORMATION

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

For the six months ended 30 June 2022 and 30 June 2021, the Group is principally engaged in the provision of property management services, value-added services to non-property owners and community value-added services in the PRC. Management reviews the operating results of the business as one operating segment to make decisions about resources to be allocated. Therefore, the CODM of the Company regards that there is only one segment which is used to make strategic decisions.

The principal operating entity of the Group is domiciled in the PRC. Accordingly, all of the Group’s revenue were derived in the PRC during the six months ended 30 June 2022 and 30 June 2021.

As at 30 June 2022 and 31 December 2021, all of the non-current assets of the Group were located in the PRC.

### 6 分部資料

管理層根據經主要營運決策者（「主要營運決策者」）審閱的報告釐定經營分部。主要營運決策者識別為本公司的董事會，負責分配資源及評估經營分部表現。

截至二零二二年六月三十日及二零二一年六月三十日止六個月，本集團主要在中國從事提供物業管理服務、非業主增值服務及社區增值服務。管理層將業務的經營業績作為一個經營分部進行檢討，以便對將予分配的資源作出決策。因此，本公司的主要營運決策者認為僅有一個用於作出戰略決策的分部。

本集團的主要營運實體位於中國。因此，截至二零二二年六月三十日及二零二一年六月三十日止六個月，本集團的全部收益均源自中國。

於二零二二年六月三十日及二零二一年十二月三十一日，本集團的全部非流動資產均位於中國。

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 7 REVENUE

Revenue comprises of proceeds from property management services, value-added services to non-property owners and community value-added services. An analysis of the Group's revenue for the six months ended 30 June 2022 and 2021 is as follows:

### 7 收益

收益包括物業管理服務、非業主增值服務及社區增值服務收入。本集團於截至二零二二年及二零二一年六月三十日止六個月的收益分析如下：

		For the six months ended 30 June 截至六月三十日止六個月	
		2022 二零二二年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Revenue from customers and recognised over time	來自客戶的隨時間確認的收益		
— Property management services	— 物業管理服務	277,485	230,221
— Value-added services to non-property owners	— 非業主增值服務	58,483	53,380
— Community value-added services	— 社區增值服務	7,717	3,725
		<b>343,685</b>	<b>287,326</b>
Revenue from customers and recognised at point in time	來自客戶的按時間點確認的收益		
— Value-added services to non-property owners	— 非業主增值服務	49,047	17,332
— Community value-added services	— 社區增值服務	25,496	18,442
		<b>74,543</b>	<b>35,774</b>
		<b>418,228</b>	<b>323,100</b>



# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 7 REVENUE (Continued)

The Group has recognised the following revenue-related contract liabilities:

### 7 收益(續)

本集團已確認以下收益相關合約負債：

		30 June 2022 二零二二年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Contract liabilities related to	與以下各項有關的合約負債		
— Property management services	— 物業管理服務	189,646	154,044
— Value-added services to non-property owners	— 非業主增值服務	1,413	981
— Community value-added services	— 社區增值服務	5,879	5,255
		<b>196,938</b>	<b>160,280</b>

### 8 OTHER INCOME

### 8 其他收入

		For the six months ended 30 June 截至六月三十日止六個月	
		2022 二零二二年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)
VAT deductibles (a)	增值稅抵扣(a)	2,137	1,113
Government grants (b)	政府補助(b)	1,758	1,228
Others	其他	187	161
		<b>4,082</b>	<b>2,502</b>

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 8 OTHER INCOME (Continued)

- (a) VAT deductibles mainly included additional deduction of input value-added tax applicable to the Company and its certain subsidiaries.
- (b) Government grants mainly represented financial subsidies granted by local government and refund of the VAT under the “immediate refund of VAT levied” policy. There are no unfulfilled conditions or other contingencies attached to these grants.

### 8 其他收入(續)

- (a) 增值稅抵扣主要包括適用於本公司及其若干附屬公司的增值稅進項稅額的額外抵扣。
- (b) 政府補助主要為地方政府給予的財政補助及「增值稅即徵即退」政策下的增值稅退還。概無與該等補助有關的未達成條件或其他或然事件。

### 9 OTHER LOSSES – NET

### 9 其他虧損淨額

		For the six months ended 30 June 截至六月三十日止六個月	
		2022 二零二二年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Net exchange losses	匯兌虧損淨額	(4,350)	–
Loss on disposal of investment property	出售投資物業之虧損	(584)	–
Net loss on disposal of property, plant and equipment	出售物業、廠房及設備的虧損淨額	(26)	(20)
Others	其他	525	(151)
		<b>(4,435)</b>	<b>(171)</b>





# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 10 EXPENSES BY NATURE

### 10 按性質劃分的開支

		For the six months ended 30 June 截至六月三十日止六個月	
		2022 二零二二年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Employee benefit expenses (note 14)	僱員福利開支(附註14)	207,568	160,883
Cleaning costs	清潔成本	55,986	42,304
Security costs	保安成本	31,858	26,396
Maintenance costs	保養成本	19,577	16,121
Utilities	公用事業費用	15,112	10,420
Office expenses	辦公室開支	12,502	9,078
Greening and gardening costs	綠化及園藝成本	7,313	7,333
Legal and professional fees	法律及專業費用	6,268	1,413
Depreciation and amortisation charges	折舊及攤銷費用	3,988	2,250
Community activities expenses	社區活動開支	1,709	3,728
Listing expenses	上市開支	–	13,874
Others	其他	5,861	5,725
		<b>367,742</b>	<b>299,525</b>

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 11 FINANCE INCOME — NET

### 11 財務收入淨額

		For the six months ended 30 June 截至六月三十日止六個月	
		2022 二零二二年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Finance costs	財務成本		
— Interest expense of lease liabilities (note 17(c))	— 租賃負債利息開支(附註17(c))	(25)	(9)
Finance income	財務收入		
— Interest income from bank deposits	— 銀行存款利息收入	1,512	165
		<b>1,487</b>	<b>156</b>

### 12 INCOME TAX EXPENSES

### 12 所得稅開支

		For the six months ended 30 June 截至六月三十日止六個月	
		2022 二零二二年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Current income tax	即期所得稅		
— PRC corporate income tax (c)	— 中國企業所得稅(c)	15,098	9,042
Deferred income tax	遞延所得稅		
— PRC corporate income tax (c)	— 中國企業所得稅(c)	(6,634)	(1,648)
		<b>8,464</b>	<b>7,394</b>



# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 12 INCOME TAX EXPENSES (Continued)

- (a) The Company is incorporated in the Cayman Islands as an exempted company with limited liability under the Companies Act, Cap 22 (Act 3 of 1961, as consolidated and revised) of Cayman Islands and accordingly, is exempted from Cayman Islands income tax.
- (b) Hong Kong profits tax is calculated at 16.5% of the estimated assessable profit for the interim periods. No provision for Hong Kong profits tax was made as the Group did not derive any income subject to Hong Kong profits tax during the interim periods.
- (c) Income tax provision of the Group in respect of operations in the PRC has been calculated at the applicable tax rate on the estimated assessable profits for the periods, based on the existing legislation, interpretations and practices in respect thereof.

### 12 所得稅開支(續)

- (a) 本公司為根據開曼群島法例第22章公司法(一九六一年第三號法例，經綜合及修訂)在開曼群島註冊成立的獲豁免有限公司，因此，毋須繳納開曼群島所得稅。
- (b) 香港利得稅乃按中期期間內估計應課稅溢利以16.5%計算。由於本集團於中期期間並無任何須繳納香港利得稅的收入，故並無就香港利得稅計提撥備。
- (c) 本集團就中國營運作出的所得稅撥備已根據相關現行法律、詮釋及慣例，按期內估計應課稅溢利的適用稅率計算。

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 13 EARNINGS PER SHARE

#### (a) Basic earnings per share

Basic earnings per share is calculated by dividing the profit attributable to equity owners of the Company by the weighted average number of ordinary shares outstanding during the periods.

### 13 每股盈利

#### (a) 每股基本盈利

每股基本盈利乃以本公司權益擁有人應佔溢利除以該等期間發行在外普通股加權平均數計算。

		For the six months ended 30 June 截至六月三十日止六個月	
		2022 二零二二年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Profit attributable to equity owners of the Company	本公司權益擁有人應佔溢利	22,553	14,441
Number of ordinary shares for the purpose of calculating basic earnings per share (thousands)	計算每股基本盈利的普通股數目 (千股)	386,758	276,002
Basic earnings per share (expressed in RMB per share)	每股基本盈利 (以每股人民幣列示)	0.06	0.05

#### (b) Diluted earnings per share

Diluted earnings per share for the six months ended 30 June 2022 and 2021 equals the basic earnings per share as there were no dilutive potential ordinary shares in existence during the periods.

#### (b) 每股攤薄盈利

由於截至二零二二年及二零二一年六月三十日止六個月並無潛在攤薄普通股，於該等期間每股攤薄盈利相等於每股基本盈利。



# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 14 EMPLOYEE BENEFIT EXPENSES

### 14 僱員福利開支

		For the six months ended 30 June 截至六月三十日止六個月	
		2022 二零二二年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Wages, salaries and bonuses	工資、薪金及花紅	165,031	131,086
Pension costs	退休金成本	15,356	6,565
Housing funds, medical insurances and other social insurances	住房公積金、醫療保險及其他社會保險	16,002	14,412
Other employment benefits	其他僱員福利	11,179	8,820
		<b>207,568</b>	<b>160,883</b>

### 15 INVESTMENT PROPERTIES

### 15 投資物業

		For the six months ended 30 June 截至六月三十日止六個月	
		2022 二零二二年 RMB'000 人民幣千元	2021 二零二一年 RMB'000 人民幣千元
<b>At 1 January, net carrying amount (Audited)</b>	於一月一日，賬面淨值(經審核)	7,552	5,336
Depreciation charge	折舊費用	(139)	(193)
Disposals	處置	(4,811)	-
<b>At 30 June, net carrying amount (Unaudited)</b>	於六月三十日，賬面淨值(未經審核)	<b>2,602</b>	<b>5,143</b>

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 15 INVESTMENT PROPERTIES (Continued)

During the six months ended 30 June 2022 and 30 June 2021, rental income and operating expenses arising from leasing of investment properties are as follows:

### 15 投資物業(續)

截至二零二二年六月三十日及二零二一年六月三十日止六個月，租賃投資物業產生的租金收入及經營開支如下：

		For the six months ended 30 June 截至六月三十日止六個月	
		2022 二零二二年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Rental income	租金收入	24	180
Direct operating expenses from properties that generate rental income	來自產生租金收入的物業的直接經營開支	67	193



# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 16 PROPERTY, PLANT AND EQUIPMENT

### 16 物業、廠房及設備

		Leasehold improve- ments 租賃物業裝修 RMB'000 人民幣千元	Furniture, fixtures and office equipment 傢具、 裝置及 辦公室設備 RMB'000 人民幣千元	Motor vehicles 汽車 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
<b>At 1 January 2021 (Audited)</b>	於二零二一年一月一日 (經審核)				
Cost	成本	4,553	8,029	49	12,631
Accumulated depreciation	累計折舊	(3,301)	(4,810)	(23)	(8,134)
Net carrying amount	賬面淨值	1,252	3,219	26	4,497
<b>Six months ended 30 June 2021 (Unaudited)</b>	截至二零二一年六月三十日 止六個月 (未經審核)				
Opening net carrying amount	期初賬面淨值	1,252	3,219	26	4,497
Additions	添置	844	866	-	1,710
Depreciation	折舊	(507)	(535)	(4)	(1,046)
Disposals	處置	-	(21)	(12)	(33)
Closing net carrying amount	期末賬面淨值	1,589	3,529	10	5,128
<b>At 30 June 2021 (Unaudited)</b>	於二零二一年六月三十日 (未經審核)				
Cost	成本	5,399	8,204	16	13,619
Accumulated depreciation	累計折舊	(3,810)	(4,675)	(6)	(8,491)
Net carrying amount	賬面淨值	1,589	3,529	10	5,128

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 16 PROPERTY, PLANT AND EQUIPMENT

(Continued)

### 16 物業、廠房及設備(續)

		Leasehold improve- ments 租賃物業裝修 RMB'000 人民幣千元	Furniture, fixtures and office equipment 傢具、 裝置及 辦公室設備 RMB'000 人民幣千元	Motor vehicles 汽車 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
<b>At 1 January 2022 (Audited)</b>	於二零二二年一月一日(經審核)				
Cost	成本	8,774	8,841	74	17,689
Accumulated depreciation	累計折舊	(4,696)	(5,139)	(19)	(9,854)
Net carrying amount	賬面淨值	4,078	3,702	55	7,835
<b>Six months ended 30 June 2022 (Unaudited)</b>	截至二零二二年六月三十日止六個月(未經審核)				
Opening net carrying amount	期初賬面淨值	4,078	3,702	55	7,835
Additions	添置	3,182	1,697	2	4,881
Acquisition of subsidiaries (note 28)	收購附屬公司(附註28)	715	3,597	2,768	7,080
Depreciation	折舊	(829)	(677)	(52)	(1,558)
Disposals	處置	-	(26)	-	(26)
Closing net carrying amount	期末賬面淨值	7,146	8,293	2,773	18,212
<b>At 30 June 2022 (Unaudited)</b>	於二零二二年六月三十日(未經審核)				
Cost	成本	13,342	18,215	2,844	34,401
Accumulated depreciation	累計折舊	(6,196)	(9,922)	(71)	(16,189)
Net carrying amount	賬面淨值	7,146	8,293	2,773	18,212





# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 16 PROPERTY, PLANT AND EQUIPMENT

(Continued)

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

### 16 物業、廠房及設備(續)

於該等期間，折舊開支於中期簡明綜合全面收益表的以下類別扣除：

		For the six months ended 30 June 截至六月三十日止六個月	
		2022 二零二二年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Cost of sales	銷售成本	1,412	937
Administrative expenses	行政開支	146	109
		<b>1,558</b>	<b>1,046</b>

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 17 LEASES

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

#### (a) Right-of-use assets

### 17 租賃

本附註提供關於本集團作為承租人的租賃資料。

#### (a) 使用權資產

		Office properties 辦公物業 RMB'000 人民幣千元
<b>At 1 January 2021 (Audited)</b>		
Cost	於二零二一年一月一日 (經審核) 成本	3,822
Accumulated depreciation	累計折舊	<u>(2,234)</u>
Net carrying amount	賬面淨值	<u>1,588</u>
<b>Six months ended 30 June 2021 (Unaudited)</b>		
Opening net carrying amount	截至二零二一年六月三十日止六個月 (未經審核) 期初賬面淨值	1,588
Additions	添置	328
Depreciation	折舊	<u>(778)</u>
Closing net carrying amount	期末賬面淨值	<u>1,138</u>
<b>At 30 June 2021 (Unaudited)</b>		
Cost	於二零二一年六月三十日 (未經審核) 成本	4,150
Accumulated depreciation	累計折舊	<u>(3,012)</u>
Net carrying amount	賬面淨值	<u>1,138</u>



# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 17 LEASES (Continued)

#### (a) Right-of-use assets (Continued)

### 17 租賃(續)

#### (a) 使用權資產(續)

		Office properties 辦公物業 RMB'000 人民幣千元
<b>At 1 January 2022 (Audited)</b>		
Cost	於二零二二年一月一日(經審核)	5,220
Accumulated depreciation	成本	(3,963)
	累計折舊	
Net carrying amount	賬面淨值	1,257
<b>Six months ended 30 June 2022 (Unaudited)</b>		
Opening net carrying amount	截至二零二二年六月三十日止六個月 (未經審核)	1,257
Additions	期初賬面淨值	2,510
Acquisition of subsidiaries (note 28)	添置	1,007
Depreciation	收購附屬公司(附註28)	(1,531)
	折舊	
Closing net carrying amount	期末賬面淨值	3,243
<b>At 30 June 2022 (Unaudited)</b>		
Cost	於二零二二年六月三十日(未經審核)	8,737
Accumulated depreciation	成本	(5,494)
	累計折舊	
Net carrying amount	賬面淨值	3,243

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 17 LEASES (Continued)

#### (b) Lease liabilities

		30 June 2022 二零二二年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
<b>Lease liabilities</b>	<b>租賃負債</b>		
Non-current	非流動	634	56
Current	流動	1,799	871
		<b>2,433</b>	<b>927</b>

### 17 租賃(續)

#### (b) 租賃負債

#### (c) Amounts recognised in the interim condensed consolidated statements of comprehensive income

The interim condensed consolidated statements of comprehensive income show the following amounts relating to leases:

#### (c) 於中期簡明綜合全面收益表中確認的金額

中期簡明綜合全面收益表所示與租賃有關的金額如下：

		For the six months ended 30 June 截至六月三十日止六個月	
		2022 二零二二年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Depreciation charge of right-of-use assets — Office properties	使用權資產折舊費用 — 辦公物業	1,531	778
Interest expense (included in finance cost) (note 11)	利息開支(計入財務成本)(附註11)	25	9
Expense relating to short term and low-value leases (included in cost of sales and services and administrative expenses)	與短期及低價值租賃有關的開支 (計入銷售及服務成本以及 行政開支)	1,059	759



# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 18 INTERESTS IN ASSOCIATES

### 18 於聯營公司的權益

		For the six months ended 30 June 截至六月三十日止六個月	
		2022 二零二二年 RMB'000 人民幣千元	2021 二零二一年 RMB'000 人民幣千元
<b>At 1 January (Audited)</b>	於一月一日 (經審核)	1,611	–
Additions:	增加：		
— Additional investments in associates	— 於聯營公司的額外投資	–	18
Share of gains of associates	應佔聯營公司收益	525	–
<b>At 30 June (Unaudited)</b>	於六月三十日 (未經審核)	2,136	18

### 19 GOODWILL

### 19 商譽

		For the six months ended 30 June 截至六月三十日止六個月	
		2022 二零二二年 RMB'000 人民幣千元	2021 二零二一年 RMB'000 人民幣千元
Cost at 1 January, net of accumulated impairment	於一月一日之成本，扣除累計減值	–	–
Acquisition of subsidiaries (note 28)	收購附屬公司(附註28)	60,750	–
Net carrying amount at 30 June	於六月三十日之賬面淨值	60,750	–
<b>At 30 June (Unaudited)</b>	於六月三十日 (未經審核)		
Cost	成本	60,750	–
Accumulated impairment	累計減值	–	–
Net carrying amount	賬面淨值	60,750	–

Based on management's assessment on the recoverable amounts of the subsidiaries acquired, no impairment provision was considered necessary as at 30 June 2022.

根據管理層對所收購附屬公司可收回金額的評估，於二零二二年六月三十日毋須作出減值撥備。

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 20 INTANGIBLE ASSETS

### 20 無形資產

		Computer software 電腦軟件 RMB'000 人民幣千元	Customer Relationship 客戶關係 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
<b>At 1 January 2021 (Audited)</b>	於二零二一年一月一日 (經審核)			
Cost	成本	4,065	–	4,065
Accumulated amortisation	累計攤銷	(847)	–	(847)
Net carrying amount	賬面淨值	3,218	–	3,218
<b>Six months ended 30 June 2021 (Unaudited)</b>	截至二零二一年六月三十日止六個月 (未經審核)			
Opening net carrying amount	期初賬面淨值	3,218	–	3,218
Additions	添置	444	–	444
Amortisation charge	攤銷費用	(233)	–	(233)
Closing net carrying amount	期末賬面淨值	3,429	–	3,429
<b>At 30 June 2021 (Unaudited)</b>	於二零二一年六月三十日 (未經審核)			
Cost	成本	4,509	–	4,509
Accumulated amortisation	累計攤銷	(1,080)	–	(1,080)
Net carrying amount	賬面淨值	3,429	–	3,429
<b>At 1 January 2022 (Audited)</b>	於二零二二年一月一日 (經審核)			
Cost	成本	6,041	–	6,041
Accumulated amortisation	累計攤銷	(1,362)	–	(1,362)
Net carrying amount	賬面淨值	4,679	–	4,679
<b>Six months ended 30 June 2022 (Unaudited)</b>	截至二零二二年六月三十日止六個月 (未經審核)			
Opening net carrying amount	期初賬面淨值	4,679	–	4,679
Additions	添置	2,331	–	2,331
Acquisition of subsidiaries (a)	收購附屬公司 (a)	102	43,445	43,547
Amortisation charge	攤銷費用	(398)	(362)	(760)
Closing net carrying amount	期末賬面淨值	6,714	43,083	49,797
<b>At 30 June 2022 (Unaudited)</b>	於二零二二年六月三十日 (未經審核)			
Cost	成本	8,474	43,445	51,919
Accumulated amortisation	累計攤銷	(1,760)	(362)	(2,122)
Net carrying amount	賬面淨值	6,714	43,083	49,797



# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 20 INTANGIBLE ASSETS (Continued)

Amortisation of intangible assets has been charged to the administrative expenses in the interim condensed consolidated statements of comprehensive income.

- (a) A valuation was performed by an independent valuer to determine the fair value of the customer relationships when the Group acquired Dream Seeker in May 2022. The valuation method used is income approach.

### 20 無形資產(續)

無形資產攤銷已於中期簡明綜合全面收益表自行政開支扣除。

- (a) 獨立估值師已進行估值，以釐定本集團於二零二二年五月收購 Dream Seeker 時客戶關係的公平值。所用估值方法為收益法。

### 21 TRADE RECEIVABLES

### 21 貿易應收款項

		30 June 2022 二零二二年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Trade receivables (a)	貿易應收款項 (a)		
— Related parties (note 29(c))	— 關聯方(附註29(c))	226,651	143,703
— Third parties	— 第三方	177,192	90,371
		<b>403,843</b>	234,074
Less: provision for bad debt	減：壞賬撥備	<b>(38,469)</b>	(18,648)
		<b>365,374</b>	215,426

- (a) Trade receivables mainly arise from property management services income under lump sum basis and value-added services as provided to non-property owners.

- (a) 貿易應收款項主要產生自按包幹制收取的物業管理服務收入及提供予非業主的增值服務。

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 21 TRADE RECEIVABLES (Continued)

The ageing analysis of the current trade receivables based on the invoice date is as follows:

### 21 貿易應收款項(續)

按發票日期的即期貿易應收款項賬齡分析如下：

		30 June 2022 二零二二年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Related parties	關聯方		
— Less than 1 year	— 少於一年	145,906	139,518
— 1 to 2 years	— 一至兩年	77,124	1,958
— 2 to 3 years	— 兩至三年	1,613	827
— 3 to 4 years	— 三至四年	608	1,400
— 4 to 5 years	— 四至五年	1,400	—
		226,651	143,703
Third parties	第三方		
— Less than 1 year	— 少於一年	129,456	62,968
— 1 to 2 years	— 一至兩年	28,245	17,447
— 2 to 3 years	— 兩至三年	11,646	6,316
— 3 to 4 years	— 三至四年	4,162	1,571
— 4 to 5 years	— 四至五年	1,602	608
— Over 5 years	— 五年以上	2,081	1,461
		177,192	90,371
		403,843	234,074

As at 30 June 2022 and 31 December 2021, the fair values of trade receivables approximate their carrying amounts.

於二零二二年六月三十日及二零二一年十二月三十一日，貿易應收款項的公平值與其賬面值相若。





# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 22 PREPAYMENTS AND OTHER RECEIVABLES 22 預付款項及其他應收款項

		30 June 2022 二零二二年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Prepayments	預付款項		
— Prepayments to suppliers	— 支付予供應商的預付款項	14,135	6,261
— Prepaid VAT and other surcharges	— 預付增值稅及其他附加費	3,069	1,035
— Other prepayments	— 其他預付款項	4,068	3,425
		<b>21,272</b>	10,721
Other receivables	其他應收款項		
— Amounts due from related parties (note 29(a))	— 應收關聯方款項(附註29(a))	100	141
— Deposits with related parties (note 29(a))	— 與關聯方有關的按金(附註29(a))	143,253	93,594
— Deposits	— 按金	18,272	16,782
— Returnable earnest money	— 可退還誠意金	—	20,000
— Payment on behalf of property owners (a)	— 代業主付款(a)	14,531	8,606
— Others	— 其他	7,429	4,034
		<b>183,585</b>	143,157
Less: provision for bad debt	減：壞賬撥備	<b>(9,156)</b>	(5,314)
		<b>174,429</b>	137,843
		<b>195,701</b>	148,564

(a) As at 30 June 2022 and 31 December 2021, the amounts represented the payments on behalf of property owners mainly in respect of utilities and elevator maintenance costs of the properties.

(a) 於二零二二年六月三十日及二零二一年十二月三十一日，該等金額指主要就公用事業及物業的電梯保養成本代業主付款。

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 22 PREPAYMENTS AND OTHER RECEIVABLES

(Continued)

As at 30 June 2022 and 31 December 2021, other receivables were unsecured and have no fixed terms of repayment.

As at 30 June 2022 and 31 December 2021, the carrying amounts of other receivables approximate their fair values.

### 22 預付款項及其他應收款項(續)

於二零二二年六月三十日及二零二一年十二月三十一日，其他應收款項為無抵押及無固定償還期限。

於二零二二年六月三十日及二零二一年十二月三十一日，其他應收款項的賬面值與其公平值相若。

### 23 RESTRICTED CASH AND CASH AND CASH EQUIVALENTS

### 23 受限制現金以及現金及現金等價物

		30 June 2022 二零二二年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Restricted cash	受限制現金	–	360
Cash and cash equivalents	現金及現金等價物	240,391	444,093
		<b>240,391</b>	<b>444,453</b>

The carrying amounts of cash and cash equivalents approximate their fair values.

現金及現金等價物的賬面值與其公平值相若。



# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 23 RESTRICTED CASH AND CASH AND CASH EQUIVALENTS (Continued)

The carrying amounts of cash and cash equivalents were denominated in below currencies:

### 23 受限制現金以及現金及現金等價物 (續)

現金及現金等價物的賬面值以下列貨幣計值：

		30 June 2022 二零二二年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
RMB	人民幣	229,802	420,176
United States Dollars ("US\$")	美元(「美元」)	9,978	-
Hong Kong Dollars ("HK\$")	港元(「港元」)	611	24,277
		<b>240,391</b>	<b>444,453</b>

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 24 TRADE AND OTHER PAYABLES

### 24 貿易及其他應付款項

		30 June 2022 二零二二年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Trade payables	貿易應付款項	96,370	94,338
Other payables	其他應付款項		
— Amounts due to related parties (note 29(b))	— 應付關聯方款項 (附註29(b))	1,181	1,151
— Amounts collected on behalf of property owners	— 代業主收取的款項	93,129	68,033
— Deposits received	— 已收按金	11,511	11,021
— Others	— 其他	19,719	2,713
Accruals for staff costs	員工成本應計費用	83,762	100,730
VAT and other tax payables	應付增值稅及其他稅項	30,263	24,298
		<b>335,935</b>	<b>302,284</b>

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

As at 30 June 2022 and 31 December 2021, amounts due to related parties were unsecured, interest-free and repayable on demand.

於二零二二年六月三十日及二零二一年十二月三十一日，貿易及其他應付款項的賬面值與其公平值相若。

於二零二二年六月三十日及二零二一年十二月三十一日，應付關聯方款項為無抵押、免息及應要求償還。



# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 24 TRADE AND OTHER PAYABLES (Continued)

The ageing analysis of the trade payables based on goods and services received is as follows:

		30 June 2022 二零二二年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Less than 1 year	少於一年	93,569	91,966
1 to 2 years	一至兩年	2,801	2,372
		<b>96,370</b>	<b>94,338</b>

### 24 貿易及其他應付款項(續)

按已收貨品及服務的貿易應付款項賬齡分析如下：

### 25 SHARE CAPITAL

### 25 股本

	Number of ordinary shares 普通股數目	Share capital of the Company 本公司股本	
		HK\$ 港元	RMB'000 人民幣千元
Ordinary shares of HK\$0.01 each	每股0.01港元的普通股		
<b>Authorised:</b>	<b>法定：</b>		
As at 1 January 2022 and 30 June 2022	於二零二二年一月一日及 二零二二年六月三十日	2,000,000,000	20,000,000
<b>Issued:</b>	<b>已發行：</b>		
As at 1 January 2022 and 30 June 2022	於二零二二年一月一日及 二零二二年六月三十日	410,765,000	4,107,650
			3,421

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 26 EMPLOYEE SHARE SCHEME

#### (a) Share incentive scheme

On 4 January 2021, Green Sailing (PTC) Limited, a private trust company was incorporated in the BVI with limited liability and wholly owned by Honor Limited. On 18 January 2021, a trust was established with Green Sailing (PTC) Limited being appointed as the trustee, for the purpose of a share incentive scheme (the “**Share Incentive Scheme**”) to be adopted by the Company at least six months after the Listing (“**Green Life Trust**”). In accordance with the trust deed of the Green Life Trust, a committee (the “**Committee**”) established and authorised by the Company will make all decisions and provide instructions and recommendations to Green Sailing (PTC) Limited as trustee in relation to the Green Life Trust and the Share Incentive Scheme, including the exercise of rights pertaining to the relevant shares and the grant of share awards under the Share Incentive Scheme.

The number of shares has been increased to 23,998,345 shares after the capitalisation Issue was completed on 8 July 2021 in connection with the Listing and these shares are treasury shares held by the Company until they are granted to the employees.

#### (b) Share option scheme

On 15 June 2021, the Company conditionally adopted a share option scheme (the “**Share Option Scheme**”). The Share Option Scheme is valid and effective for a period of 10 years commencing on the date of the Listing unless terminated earlier by the Board or the shareholders in general meeting.

The maximum number of shares issuable upon exercise of all options to be granted under the Share Option Scheme must not in aggregate exceed 10% of 400,000,000 shares, which is the expected shares of the Company in issue as at the date of Listing (excluding any shares which may be issued pursuant to the exercise of the over-allotment option). No options of the Company was granted to the Company’s employees and other eligible participants since the adoption date and up to the end of the reporting period. Please refer to note 31 — Subsequent Events for further details of subsequent options granted.

### 26 僱員股份計劃

#### (a) 股份獎勵計劃

於二零二一年一月四日，私人信託公司 Green Sailing (PTC) Limited 於英屬處女群島註冊成立為有限公司，並由 Honor Limited 全資擁有。於二零二一年一月十八日，本公司成立一項信託，Green Sailing (PTC) Limited 獲委任為受託人，為本公司於上市後至少採納六個月的股份獎勵計劃（「**股份獎勵計劃**」）而設（「**Green Life Trust**」）。根據 Green Life Trust 的信託契據，本公司成立並授權的委員會（「**委員會**」）將為 Green Life Trust 及股份獎勵計劃作出所有決定，並向作為受託人的 Green Sailing (PTC) Limited 提供指示及推薦建議（包括行使有關股份的權利以及根據股份獎勵計劃授出股份獎勵）。

於二零二一年七月八日完成與上市有關的資本化發行後，股份數目已增加至 23,998,345 股，而該等股份為本公司持有的庫存股份，直至有關股份授予僱員為止。

#### (b) 購股權計劃

於二零二一年六月十五日，本公司已有條件採納購股權計劃（「**購股權計劃**」）。除非董事局或股東於股東大會提前終止購股權計劃，否則購股權計劃將自上市日期起計 10 年期間生效及有效。

根據購股權計劃將予授出的所有購股權獲行使後可予發行的股份數目上限合共不得超過 400,000,000 股股份的 10%，即本公司預期於上市日期已發行股份（不包括因超額配股權獲行使而可能發行的任何股份）。自採納日期起，直至報告期間結束時，本公司概無向本公司僱員及其他合資格參與者授予本公司的購股權。有關已授出的後續購股權其他詳情，請參閱附註 31 一期後事項。



# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 27 DIVIDEND

No dividends were paid, declared or proposed during the six months ended 30 June 2022. The directors of the Company have determined that no dividend will be paid in respect of the six months ended 30 June 2022.

### 28 ACQUISITION OF SUBSIDIARIES

#### Business combination

In May 2022, the Group acquired 100% equity interest of Dream Seeker at a total consideration of HK\$129,976,000 (equivalent to RMB108,414,000). After the acquisition, Dream Seeker became a wholly-owned subsidiary of the Company.

### 27 股息

於截至二零二二年六月三十日止六個月期間概無派付、宣派或建議派付任何股息。本公司董事已決定不會就截至二零二二年六月三十日止六個月期間派付股息。

### 28 收購附屬公司

#### 業務合併

於二零二二年五月，本集團以總代價129,976,000港元(相當於人民幣108,414,000元)收購Dream Seeker的100%股權。於收購後，Dream Seeker成為本公司的全資附屬公司。

Purchase consideration	購買代價	Dream Seeker RMB'000 人民幣千元
— Cash consideration	— 現金代價	108,414
Total consideration	總代價	108,414

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 28 ACQUISITION OF SUBSIDIARIES (Continued)

#### Business combination (Continued)

The assets and liabilities recognized as a result of the acquisition are as follows:

### 28 收購附屬公司 (續)

#### 業務合併 (續)

因收購事項而確認的資產及負債如下：

		<b>Dream Seeker</b>
		RMB'000
		人民幣千元
Property, plant and equipment (note 16)	物業、廠房及設備(附註16)	7,080
Right-of-use assets (note 17)	使用權資產(附註17)	1,007
Intangible assets (note 20)	無形資產(附註20)	43,547
Deferred income tax assets	遞延所得稅資產	2,251
Trade receivables	貿易應收款項	17,046
Inventory	存貨	7
Prepayments and other receivables	預付款項及其他應收款項	10,017
Cash and cash equivalents	現金及現金等價物	82,085
Lease liabilities	租賃負債	(962)
Deferred tax liabilities	遞延稅項負債	(10,862)
Trade and other payables	貿易及其他應付款項	(61,585)
Contract liabilities	合約負債	(37,691)
Current income tax liabilities	即期所得稅負債	(2,361)
Total net identifiable assets acquired at fair value	按公平值計算之已收購可識別資產淨值總額	49,579
Less: non-controlling interests	減：非控股權益	(1,915)
Add: goodwill (note 19)	加：商譽(附註19)	60,750
		<hr/>
Total acquired net assets at fair value	按公平值計算之已收購資產淨值總額	108,414
Cash outflow on acquisition:	收購時之現金流出：	
Total consideration settled by cash	以現金結算的總代價	108,414
Cash in the subsidiary acquired	所收購附屬公司的現金	(82,085)
		<hr/>
		26,329





# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 29 RELATED PARTY BALANCES AND TRANSACTIONS

In addition to those related party balances and transactions elsewhere disclosed in the Interim Financial Information, the Group had the following significant balances and transactions:

#### (a) Other receivables

### 29 關聯方結餘及交易

除中期財務資料另行所披露的該等關聯方結餘及交易外，本集團曾有下列重大結餘及交易：

#### (a) 其他應收款項

		30 June 2022 二零二二年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Amounts due from related parties (i)	應收關聯方款項 (i)		
— Fellow subsidiaries	— 同系附屬公司	45	8
— Joint ventures and associates of the ultimate controlling shareholder	— 最終控股股東的合營企業及聯營公司	55	133
		<b>100</b>	<b>141</b>
Deposits with related parties (ii)	與關聯方有關的按金 (ii)		
— Fellow subsidiaries	— 同系附屬公司	41,612	46,251
— Joint ventures and associates of the ultimate controlling shareholder	— 最終控股股東的合營企業及聯營公司	101,641	47,343
		<b>143,253</b>	<b>93,594</b>

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 29 RELATED PARTY BALANCES AND TRANSACTIONS (Continued)

#### (a) Other receivables (Continued)

- (i) As of 30 June 2022, current amounts due from fellow subsidiaries and joint ventures and associates of the ultimate controlling shareholder are interest-free.
- (ii) Deposits with related parties mainly represent security deposits paid in connection with the exclusive sales agency agreements entered between the Group and fellow subsidiaries and joint ventures and associates of the ultimate controlling shareholder, which are refundable after the sales of all properties subject to such agreements or the expiry of the term of the such agreements, whichever is earlier.

The carrying amounts of amounts due from related parties approximate their fair values.

#### (b) Amounts due to related parties

	30 June 2022 二零二二年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
— Fellow subsidiaries	506	505
— Joint ventures and associates of the ultimate controlling shareholder	675	646
	<b>1,181</b>	<b>1,151</b>

All amounts due to related parties are non-trade in nature, unsecured and interest-free.

### 29 關聯方結餘及交易 (續)

#### (a) 其他應收款項(續)

- (i) 截至二零二二年六月三十日，本期應收同系附屬公司以及最終控股股東的合營企業及聯營公司款項為免息。
- (ii) 與關聯方有關的按金主要指就本集團及同系附屬公司與最終控股股東的合營企業及聯營公司訂立的獨家銷售代理協議支付的保證金，可於根據該等協議出售所有物業或該等協議的期限屆滿(以較早者為準)後退還。

應收關聯方款項的賬面值與其公平值相若。

#### (b) 應付關聯方款項

所有應付關聯方款項均屬非貿易性質、無抵押及免息。



# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 29 RELATED PARTY BALANCES AND TRANSACTIONS (Continued)

#### (c) Trade receivables

	30 June 2022 二零二二年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
— Fellow subsidiaries	162,711	117,010
— Joint ventures and associates of the ultimate controlling shareholder	63,940	26,693
	<b>226,651</b>	<b>143,703</b>

— Fellow subsidiaries 同系附屬公司  
— Joint ventures and associates of the ultimate controlling shareholder 最終控股股東的合營企業及聯營公司

### 29 關聯方結餘及交易 (續)

#### (c) 貿易應收款項

#### (d) Contract liabilities

	30 June 2022 二零二二年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
— Fellow subsidiaries	50	309
— Joint ventures and associates of the ultimate controlling shareholder	363	672
	<b>413</b>	<b>981</b>

— Fellow subsidiaries 同系附屬公司  
— Joint ventures and associates of the ultimate controlling shareholder 最終控股股東的合營企業及聯營公司

#### (d) 合約負債

Contract liabilities from fellow subsidiaries and joint ventures and associates of the ultimate controlling shareholder are trade in nature.

來自同系附屬公司以及最終控股股東的合營企業及聯營公司的合約負債屬貿易性質。

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 29 RELATED PARTY BALANCES AND TRANSACTIONS (Continued)

#### (e) Related party transactions

##### (i) Funding with related parties

		For the six months ended 30 June 2021 (Unaudited) 截至二零二一年六月三十日 止六個月(未經審核)	
		Funding to related parties 向關聯方出資	Repayment of funding from related parties 向關聯方 出資還款
		Investing 投資	Investing 投資
		RMB'000 人民幣千元	RMB'000 人民幣千元
Fellow subsidiaries	同系附屬公司	35	138
Joint ventures and associates of the ultimate controlling shareholder	最終控股股東的合營企業 及聯營公司	479	1,464
		<u>514</u>	<u>1,602</u>

		For the six months ended 30 June 2021 (Unaudited) 截至二零二一年六月三十日 止六個月(未經審核)	
		Proceeds from related parties 來自關聯方 的所得款項	Repayment to related parties 向關聯方還款
		Financing 融資	Financing 融資
		RMB'000 人民幣千元	RMB'000 人民幣千元
Fellow subsidiaries	同系附屬公司	4,427	28,811

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 29 RELATED PARTY BALANCES AND TRANSACTIONS (Continued)

#### (e) Related party transactions (Continued)

##### (i) Funding with related parties (Continued)

		For the six months ended 30 June 2022 (Unaudited) 截至二零二二年六月三十日 止六個月(未經審核)	
		Funding to related parties 向關聯方出資 Investing 投資 RMB'000 人民幣千元	Repayment of funding from related parties 向關聯方 出資還款 Investing 投資 RMB'000 人民幣千元
Fellow subsidiaries	同系附屬公司	44	4,645
Joint ventures and associates of the ultimate controlling shareholder	最終控股股東的合營企業及 聯營公司	90,056	35,837
		90,100	40,482

### 29 關聯方結餘及交易(續)

#### (e) 關聯方交易(續)

##### (i) 與關聯方資金往來(續)

		For the six months ended 30 June 2022 (Unaudited) 截至二零二二年六月三十日 止六個月(未經審核)	
		Proceeds from related parties 來自關聯方 的所得款項 Financing 融資 RMB'000 人民幣千元	Repayment to related parties 向關聯方還款 Financing 融資 RMB'000 人民幣千元
Joint ventures and associates of the ultimate controlling shareholder	最終控股股東的合營企業及 聯營公司	43	13

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 29 RELATED PARTY BALANCES AND TRANSACTIONS (Continued)

#### (e) Related party transactions (Continued)

#### (ii) Management services, other income and finance cost

### 29 關聯方結餘及交易 (續)

#### (e) 關聯方交易 (續)

#### (ii) 管理服務、其他收入及財務成本

		For the six months ended 30 June 截至六月三十日止六個月	
		2022 二零二二年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Value-added services income to non-property owners from fellow subsidiaries of the ultimate controlling shareholder	最終控股股東的同系附屬公司向非業主提供的增值服務收入	30,628	41,591
Value-added services income to non-property owners from joint ventures and associates of the ultimate controlling shareholder	最終控股股東的合營企業及聯營公司向非業主提供的增值服務收入	50,865	15,292
Property management services income from fellow subsidiaries of the ultimate controlling shareholder	最終控股股東的同系附屬公司提供的物業管理服務收入	4,298	4,510
Property management services income from joint ventures and associates of the ultimate controlling shareholder	最終控股股東的合營企業及聯營公司提供的物業管理服務收入	4,212	4,771
Community value-added services income from fellow subsidiaries of the ultimate controlling shareholder	最終控股股東的同系附屬公司提供的社區增值服務收入	2,066	678
Community value-added services income from joint ventures and associates of the ultimate controlling shareholder	最終控股股東的合營企業及聯營公司提供的社區增值服務收入	3,355	33
		<b>95,424</b>	<b>66,875</b>

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 29 RELATED PARTY BALANCES AND TRANSACTIONS (Continued)

#### (e) Related party transactions (Continued)

##### (ii) Management services, other income and finance cost (Continued)

These related party transactions were conducted in accordance with terms as agreed between the respective related parties and us. The directors have confirmed that all the aforementioned related party transactions during the interim periods were conducted on normal commercial terms that are reasonable and in the interest of our Group as a whole.

#### (f) Included in employee benefit expenses are key management personnel compensations which comprises the following categories:

### 29 關聯方結餘及交易 (續)

#### (e) 關聯方交易 (續)

##### (ii) 管理服務、其他收入及財務成本 (續)

該等關聯方交易根據各關聯方訂約方與我們協定的條款進行。董事已確認，於中期期間所有上述關聯方交易均按合理且符合本集團整體利益的一般商業條款進行。

#### (f) 計入僱員福利開支內的主要管理人員薪酬包括以下類別：

		For the six months ended 30 June 截至六月三十日止六個月	
		2022 二零二二年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Short term employee benefits	短期僱員福利	4,804	2,793
Contributions to retirement benefits schemes	退休福利計劃供款	135	97
		<b>4,939</b>	<b>2,890</b>

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 30 COMMITMENTS AND CONTINGENT LIABILITIES

#### (a) Commitments

##### (i) Operating lease arrangements

###### *The Group — As lessee*

The Group leases various offices under non-cancellable operating leases expiring within 6 months to three years. The leases have varying terms, escalation clauses and renewal rights. On renewal, the terms of the leases are renegotiated.

The Group has recognised right-of-use assets for these leases, except for short-term and low-value leases.

Minimum lease payments under non-cancellable operating leases (short-term or low-value lease) contracted for at the end of the reporting period but not recognised in the financial statements are as follows:

	30 June 2022 二零二二年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Within 1 year 一年內	687	1,477

###### *The Group — As lessor*

As at 30 June 2022 and 31 December 2021, the Group did not have any material lease receivables.

##### (ii) Capital commitments

As at 30 June 2022 and 31 December 2021, the Group did not have any material capital commitments.

### 30 承擔及或然負債

#### (a) 承擔

##### (i) 經營租賃安排

###### *本集團 — 作為承租人*

本集團根據不可撤銷經營租賃租用多間辦公室，期限為六個月至三年。該等租賃條款不一，當中包含升級條款及重續權利。重續時，該等租賃的條款可重新協商。

本集團已就該等租賃(短期及低價值租賃除外)確認使用權資產。

於報告期末已訂約但未於財務報表確認的不可撤銷經營租賃(短期或低價值租賃)項下的最低租賃付款如下：

###### *本集團 — 作為出租人*

於二零二二年六月三十日及二零二一年十二月三十一日，本集團並無任何重大租賃應收款項。

##### (ii) 資本承擔

於二零二二年六月三十日及二零二一年十二月三十一日，本集團並無任何重大資本承擔。





# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2022 截至二零二二年六月三十日止六個月

### 30 COMMITMENTS AND CONTINGENT LIABILITIES (Continued)

#### (b) Contingent liabilities

As at 30 June 2022 and 31 December 2021, the Group did not have any outstanding guarantees or other material contingent liabilities.

### 31 SUBSEQUENT EVENTS

#### (i) Grant of award shares under Share Incentive Scheme

On 5 July 2022, the Board resolved to grant 4,960,000 awarded shares to 3 eligible participants according to the rules of the Share Incentive Scheme. The vested awarded shares were granted without any vesting conditions, and will all be transferred from Green Sailing (PTC) Limited to the names of those eligible participants on 5 July 2027.

#### (ii) Grant of share options under Share Option Scheme

On 5 July 2022, the Company offered to grant an aggregate of 6,476,600 share options to the eligible participants with an exercise price of HK\$3.02 per share. 25%, 35% and 40% of the share options granted will vest on 5 July 2023, 5 July 2024 and 5 July 2025, respectively.

### 30 承擔及或然負債(續)

#### (b) 或然負債

於二零二二年六月三十日及二零二一年十二月三十一日，本集團並無任何未償還擔保或其他重大或然負債。

### 31 期後事項

#### (i) 根據股份獎勵計劃授出獎勵股份

於二零二二年七月五日，董事局議決根據股份獎勵計劃規則，向三名合資格參與者授出4,960,000股獎勵股份。所歸屬獎勵股份授出時不帶任何歸屬條件，並將於二零二七年七月五日由Green Sailing (PTC) Limited轉讓至該等合資格參與者名下。

#### (ii) 根據購股權計劃授出購股權

於二零二二年七月五日，本公司向合資格參與者要約授出合共6,476,600份購股權，行使價為每股3.02港元。所授出購股權的25%、35%及40%分別於二零二三年七月五日、二零二四年七月五日及二零二五年七月五日歸屬。

