



**S-Enjoy Service Group Co., Limited**  
**新城悅服務集團有限公司**

*(Incorporated under the laws of 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 : 1755

**2022**

**INTERIM REPORT**

**中期報告**

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## 公司簡介

# CORPORATE PROFILE

新城悅服務集團有限公司(「本公司」或「我們」，連同其附屬公司為「本集團」)是中國快速發展的物業管理服務提供商。我們已在中國提供物業管理服務逾26年。根據中國指數研究院(「中指院」)的統計，我們連續多年成為中國物業管理服務企業成長性領先企業。此外，根據中指院發佈的中國物業服務百強企業，我們的排名由2010年的第34位上升至2021年的第11位。於2022年6月30日，我們簽署的物業管理服務協議涵蓋31個省的187個城市，總合約建築面積(「建築面積」)為297.0百萬平方米，及在管項目已經覆蓋150個城市，在管總建築面積為172.2百萬平方米。我們為物業開發商及我們所管理社區的住戶及租戶提供廣泛的物業管理服務及增值服務。我們亦已開發一站式信息服務平台新橙社APP，我們的住戶及客戶可以通過其移動設備享受我們的服務。憑藉我們的優質服務及提升的市場知名度，我們已建立起以品質及客戶為導向的物業管理品牌。

## 我們的業務模式

截至2022年6月30日止六個月期間，我們的收入主要來自兩個業務線：物業管理服務及增值服務。我們的增值服務包括三個業務類別，即開發商增值服務、社區增值服務及智慧園區服務。

## 物業管理服務

我們向住戶及租戶提供廣泛的物業管理服務，包括物業及設備維護、保安服務、保潔服務、園藝服務、公共區域維護及其他物業管理相關服務。我們管理多樣化的物業組合，包括住宅物業及非住宅物業，包括寫字樓、多用途綜合體、工廠至公園及技術產業園。截至2022年6月30日止六個月期間，我們的大部份收入來自提供物業管理服務。

S-Enjoy Service Group Co., Limited (the “Company” or “We”, together with its subsidiaries, the “Group”) is a fast-growing provider of property management services in China. We have been providing property management services in China for more than 26 years. According to China Index Academy (the “CIA”) statistics, for years in a row, we are among the top property services enterprises of a growing nature in China. In addition, according to the list of top 100 Chinese property management services enterprises announced by the CIA, our ranking moved up from the 34th in 2010 to 11th in 2021. As of 30 June 2022, the property management services agreements we signed covered 187 cities in 31 provinces, accounting for a total contracted gross floor area (“GFA”) of 297.0 million square metres (“sq.m.”), and projects under management covered 150 cities with GFA under management of 172.2 million sq.m. in total. We provide extensive property management services and value-added services for property developers as well as residents and tenants from the communities managed by us. We have also developed a one-stop information services platform called Orange APP. Our residents and customers can enjoy the services we provide through their mobile devices. Based on our excellent services and enhanced market reputation, we have built a property services brand emphasizing quality and customers.

## OUR BUSINESS MODEL

For the six months ended 30 June 2022, our revenue has been primarily derived from two business lines — property management services and value-added services. Our value-added services cover three business categories comprising developer-related value-added services, community-related value-added services and smart community services.

## PROPERTY MANAGEMENT SERVICES

We provide an extensive range of property management services to residents and tenants, including property and facilities maintenance, security services, maintenance and cleaning services, horticulture services, public areas repair and maintenance and other property management related services. We manage diverse property portfolios, including residential and non-residential properties, from office buildings, multi-purpose complexes and factories to parks and industrial zones. For the six months ended 30 June 2022, the majority of our revenue came from providing property management services.

## 公司簡介

# CORPORATE PROFILE

### 增值服務

我們的增值服務包括三類服務：開發商增值服務、社區增值服務及智慧園區服務。

- 開發商增值服務：我們在物業開發的過程中為物業開發商提供相關服務。
- 社區增值服務：我們向在管項目的住戶及客戶提供增值服務，包括公共資源管理服務、社區工程服務、廣泛裝修服務、資產管理服務、餐飲服務、設施設備管理以及其他多種家居生活服務。
- 智慧園區服務：我們為社區及各業態項目打造一站式智慧解決方案。

### VALUE-ADDED SERVICES

Our value-added services encompass three types of services: developer-related value-added services, community-related value-added services and smart community services.

- Developer-related value-added services: we provide related services to property developers during the property development.
- Community-related value-added services: We provide value-added services to residents and customers in the projects we manage, including public resources management services, community engineering services, extensive decoration services, asset management services, catering services, facility and equipment management and various other home living services.
- Smart community services: We provide one-stop smart solutions for communities and various business projects.



## 公司資料

# CORPORATE INFORMATION

## 董事

### 執行董事

戚小明先生(主席)  
杲新利先生  
吳倩倩女士

### 非執行董事

王曉松先生  
呂小平先生  
陸忠明先生

### 獨立非執行董事

張燕女士  
朱偉先生  
許新民先生

## 聯席公司秘書

尤建峰先生  
伍秀薇女士

## 審核委員會

張燕女士(主席)  
陸忠明先生  
朱偉先生

## 薪酬委員會

朱偉先生(主席)  
許新民先生  
戚小明先生

## 提名委員會

許新民先生(主席)  
張燕女士  
呂小平先生

## DIRECTORS

### Executive Directors

Mr. Qi Xiaoming (*Chairman*)  
Mr. Gao Xinli  
Ms. Wu Qianqian

### Non-executive Directors

Mr. Wang Xiaosong  
Mr. Lv Xiaoping  
Mr. Lu Zhongming

### Independent Non-executive Directors

Ms. Zhang Yan  
Mr. Zhu Wei  
Mr. Xu Xinmin

## JOINT COMPANY SECRETARIES

Mr. You Jianfeng  
Ms. Ng Sau Mei

## AUDIT COMMITTEE

Ms. Zhang Yan (*Chairman*)  
Mr. Lu Zhongming  
Mr. Zhu Wei

## REMUNERATION COMMITTEE

Mr. Zhu Wei (*Chairman*)  
Mr. Xu Xinmin  
Mr. Qi Xiaoming

## NOMINATION COMMITTEE

Mr. Xu Xinmin (*Chairman*)  
Ms. Zhang Yan  
Mr. Lv Xiaoping

## 公司資料

# CORPORATE INFORMATION

### 環境、社會及管治委員會

戚小明先生(主席)  
杲新利先生  
吳倩倩女士

### 核數師

羅兵咸永道會計師事務所  
註冊會計師  
註冊公眾利益實體核數師  
香港中環  
太子大廈22樓

### 法律顧問

競天公誠律師事務所有限法律責任合夥  
香港中環  
皇后大道中15號  
置地廣場  
公爵大廈32樓3203至3207室

### 主要往來銀行

中國招商銀行常州分行  
中國江蘇省常州市  
通江南路88號-1號

中國農業銀行常州湖塘分行  
中國江蘇省常州市  
武進區湖塘鎮  
人民中路14號

中國建設銀行南京北京西路支行  
中國江蘇省南京市  
北京西路43-6號

### 授權代表

戚小明先生  
伍秀徽女士

### ENVIRONMENTAL, SOCIAL AND GOVERNANCE COMMITTEE

Mr. Qi Xiaoming (*Chairman*)  
Mr. Gao Xinli  
Ms. Wu Qianqian

### AUDITOR

PricewaterhouseCoopers  
Certified Public Accountants  
Registered Public Interest Entity Auditor  
22/F, Prince's Building  
Central, Hong Kong

### LEGAL ADVISER

Jingtian & Gongcheng LLP  
Suites 3203-3207, 32/F, Edinburgh Tower  
The Landmark  
15 Queen's Road Central  
Central, Hong Kong

### PRINCIPAL BANKERS

China Merchant Bank, Changzhou Branch  
Changzhou Branch Tower 1  
No. 88, Tongjiang Road South, Changzhou  
Jiangsu, the PRC

Agricultural Bank of China, Changzhou, Hutang Branch  
No. 14, Renmin Road Central, Hutang  
Wujin Changzhou  
Jiangsu, the PRC

China Construction Bank, Beijing Road West, Branch of Nanjing  
No. 43-6, Beijing Road West, Nanjing  
Jiangsu, the PRC

### AUTHORIZED REPRESENTATIVES

Mr. Qi Xiaoming  
Ms. Ng Sau Mei

## 公司資料

# CORPORATE INFORMATION

### 開曼群島註冊辦事處

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

### 中國總部

上海市普陀區  
中江路388弄5號  
新城控股大廈B座12樓

### 香港主要營業地點

香港  
銅鑼灣勿地臣街1號  
時代廣場  
二座31樓

### 開曼群島股份過戶登記總處

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

### 香港證券登記處

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

### 股份代號

1755

### 公司網站

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

### REGISTERED OFFICE IN CAYMAN ISLANDS

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

### HEADQUARTERS IN THE PRC

12th Floor, Seazen Holdings Tower B  
No. 5, Lane 388, Zhongjiang Road  
Putuo, Shanghai

### PRINCIPAL PLACE OF BUSINESS IN HONG KONG

31/F, Tower Two  
Times Square  
1 Matheson Street, Causeway Bay  
Hong Kong

### CAYMAN ISLANDS PRINCIPAL SHARE REGISTRAR AND TRANSFER AGENT

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

### HONG KONG SHARE REGISTRAR

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

### STOCK CODE

1755

### COMPANY WEBSITE

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

## 財務摘要

# FINANCIAL SUMMARY

## 綜合業績

## COMPREHENSIVE PERFORMANCE

人民幣千元	RMB'000	截至12月31日止年度				截至6月30日止六個月		
		2017	2018	2019	2020	2021	2021	2022
		For the year ended 31 December				For the six months ended 30 June		
收入	<b>Revenue</b>	866,370	1,173,388	2,024,026	2,866,447	4,350,735	1,876,950	<b>2,465,961</b>
年增加%	Annual growth %	51.1%	35.4%	72.5%	41.6%	51.8%	53.6%	<b>31.4%</b>
毛利	<b>Gross profit</b>	242,246	345,022	599,879	880,765	1,341,547	574,649	<b>716,129</b>
年增加%	Annual growth %	49.6%	42.4%	73.9%	46.8%	52.3%	57.8%	<b>24.6%</b>
毛利率	<b>Gross margin</b>	28.0%	29.4%	29.6%	30.7%	30.8%	30.6%	<b>29.0%</b>
年增加%	Annual growth %	(0.2%)	1.4%	0.2%	1.1%	0.1%	0.8%	<b>(1.6%)</b>
本公司權益股東應佔淨利潤	<b>Net profit attributable to equity shareholders of the Company</b>	73,406	152,154	282,011	452,387	525,455	286,417	<b>225,816</b>
年增加%	Annual growth %	69.4%	107.3%	85.3%	60.4%	16.2%	51.6%	<b>(21.2%)</b>
淨利潤率	<b>Net profit margin</b>	10.6%	14.1%	14.9%	17.1%	12.8%	16.2%	<b>10.5%</b>
年增加%	Annual growth %	1.5%	3.5%	0.8%	2.2%	(4.3%)	(0.6%)	<b>(5.7%)</b>

## 分業務板塊業績

## PERFORMANCE BY SEGMENTS

人民幣千元	RMB'000	截至12月31日止年度				截至6月30日止六個月		
		2017	2018	2019	2020	2021	2021	2022
		For the year ended 31 December				For the six months ended 30 June		
物業管理服務收入	<b>Revenue from property management services</b>	567,177	732,025	848,955	1,255,136	2,100,212	919,700	<b>1,392,613</b>
年增加%	Annual growth %	42.1%	29.1%	16.0%	47.8%	67.3%	73.6%	<b>51.4%</b>
增值服務收入	<b>Revenue from value-added services</b>	299,193	441,363	1,175,071	1,611,311	2,250,523	957,250	<b>1,073,348</b>
年增加%	Annual growth %	71.8%	47.5%	166.2%	37.1%	39.7%	38.4%	<b>12.1%</b>
其中	Including							
開發商增值服務收入	<b>Revenue from developer-related value-added services</b>	175,497	296,746	647,748	724,731	815,257	390,728	<b>274,345</b>
年增加%	Annual growth %	61.5%	69.1%	118.3%	11.9%	12.5%	31.0%	<b>(29.8%)</b>
社區增值服務收入	<b>Revenue from community-related value-added services</b>	43,304	47,890	227,701	497,660	915,603	292,909	<b>624,577</b>
年增加%	Annual growth %	58.8%	10.6%	375.5%	118.6%	84.0%	58.2%	<b>113.2%</b>
智慧園區服務收入	<b>Revenue from smart community services</b>	80,392	96,727	299,622	388,920	519,663	273,613	<b>174,426</b>
年增加%	Annual growth %	110.1%	20.3%	209.8%	29.8%	33.6%	31.3%	<b>(36.3%)</b>

## 財務摘要

## FINANCIAL SUMMARY

人民幣千元	RMB'000	截至12月31日止年度				截至6月30日止六個月		
		2017	2018	2019	2020	2021	2021	2022
		For the year ended 31 December				For the six months ended 30 June		
物業管理服務毛利	<b>Gross profit from property management services</b>	143,468	203,503	242,343	392,623	631,870	284,264	<b>396,996</b>
毛利佔比	Percentage of gross profit	59.2%	59.0%	40.4%	44.6%	47.1%	49.5%	<b>55.5%</b>
增值服務毛利	<b>Gross profit from value-added services</b>	98,778	141,519	357,536	488,142	709,677	290,385	<b>319,133</b>
毛利佔比	Percentage of gross profit	40.8%	41.0%	59.6%	55.4%	52.9%	50.5%	<b>45.5%</b>
其中	Including							
開發商增值服務毛利	<b>Gross profit from developer-related value-added services</b>	38,529	75,718	180,428	210,447	236,016	114,103	<b>71,920</b>
毛利佔比	Percentage of gross profit	15.9%	22.0%	30.1%	23.9%	17.6%	19.9%	<b>10.0%</b>
社區增值服務毛利	<b>Gross profit from community-related value-added services</b>	36,803	39,118	128,935	214,014	387,805	132,422	<b>219,098</b>
毛利佔比	Percentage of gross profit	15.2%	11.3%	21.5%	24.3%	28.9%	23.0%	<b>30.6%</b>
智慧園區服務毛利	<b>Gross profit from smart community services</b>	23,446	26,683	48,173	63,681	85,856	43,860	<b>28,115</b>
毛利佔比	Percentage of gross profit	9.7%	7.7%	8.0%	7.2%	6.4%	7.6%	<b>3.9%</b>
物業管理服務毛利率	<b>Gross margin of property management services</b>	25.3%	27.8%	28.5%	31.3%	30.1%	30.9%	<b>28.5%</b>
增值服務毛利率	<b>Gross margin of value-added services</b>	33.0%	32.1%	30.4%	30.3%	31.5%	30.3%	<b>29.7%</b>
其中	Including							
開發商增值服務毛利率	<b>Gross margin of developer-related value-added services</b>	22.0%	25.5%	27.9%	29.0%	28.9%	29.2%	<b>26.2%</b>
社區增值服務毛利率	<b>Gross margin of community-related value-added services</b>	85.0%	81.7%	56.6%	43.0%	42.4%	45.2%	<b>35.1%</b>
智慧園區服務毛利率	<b>Gross margin of smart community services</b>	29.2%	27.6%	16.1%	16.4%	16.5%	16.0%	<b>16.1%</b>



## 財務摘要

## FINANCIAL SUMMARY

### 資產負債表摘要

### SUMMARY OF BALANCE SHEET

人民幣千元	RMB'000	2017	於12月31日 As at 31 December				於6月30日 As at 30 June	
			2018	2019	2020	2021	2021	2022
現金及現金等價物	Cash and cash equivalents	633,456	1,281,269	1,339,092	1,882,136	2,504,102	2,642,693	<b>1,831,154</b>
貿易應收款項	Trade receivables	76,918	129,118	262,767	356,568	622,758	820,848	<b>1,119,069</b>
流動資產	Current assets	759,830	1,517,513	2,051,971	2,985,376	4,336,382	4,469,833	<b>4,460,021</b>
總資產	Total assets	813,573	1,572,198	2,199,567	3,314,052	5,409,645	4,882,670	<b>5,590,401</b>
合約負債	Contract liabilities	180,714	248,764	390,342	628,073	776,038	749,802	<b>778,460</b>
貿易及其他應付款項	Trade and other payables	345,327	416,746	773,760	1,134,655	1,822,217	1,352,110	<b>1,763,926</b>
總負債	Total liabilities	624,529	694,307	1,232,697	1,904,463	2,885,013	2,484,863	<b>2,946,513</b>
淨資產	Net assets	189,044	877,891	966,870	1,409,589	2,524,632	2,397,807	<b>2,643,888</b>
流動比率	Liquidity ratios	121.8%	220.4%	168.9%	160.8%	161.7%	183.4%	<b>162.0%</b>

### 現金流量表摘要

### SUMMARY OF CASH FLOW STATEMENT

人民幣千元	RMB'000	2017	截至12月31日止年度 For the year ended 31 December				截至6月30日止六個月 For the six months ended 30 June	
			2018	2019	2020	2021	2021	2022
經營活動(使用)/產生的 現金淨額	Net cash (used in)/generated from operating activities	198,253	185,586	544,683	787,028	755,334	41,273	<b>(381,631)</b>
投資活動(使用)/產生的 現金淨額	Net cash (used in)/generated from investing activities	(7,719)	9,261	(263,579)	(95,324)	(591,094)	(142,936)	<b>(295,360)</b>
融資活動(使用)/產生的 現金淨額	Net cash (used in)/generated from financing activities	-	429,926	(224,867)	(143,246)	468,217	872,863	<b>(8,586)</b>
現金及等現金等價物(減少)/ 增加淨額	Net (decrease)/increase of cash and cash equivalents	190,534	624,773	56,237	548,458	632,457	771,200	<b>(685,577)</b>

## 財務摘要

# FINANCIAL SUMMARY

## 業務數據摘要

## SUMMARY OF BUSINESS FIGURES

		截至12月31日止年度				截至6月30日止六個月		
		For the year ended 31 December				For the six months ended		
千平方米	1,000 sq.m.	2017	2018	2019	2020	2021	2021	2022
						30 June		
<b>在管面積</b>	<b>GFA under management</b>							
新接管	Handover	8,874	7,530	18,524	44,303	56,593	22,744	<b>18,779</b>
其中	Including							
新接管 - 新城系	Handover - Seazen Group	5,375	4,295	12,350	17,575	20,936	9,948	<b>3,976</b>
新接管 - 第三方	Handover - Third parties	3,499	3,235	6,174	26,728	35,657	12,796	<b>14,803</b>
終止	Terminations	87	920	1,259	3,040	4,477	1,783	<b>107</b>
其中	Including							
<b>期末在管面積</b>	<b>GFA under management as at the end of the period</b>	<b>36,277</b>	<b>42,887</b>	<b>60,152</b>	<b>101,415</b>	<b>153,531</b>	<b>122,376</b>	<b>172,203</b>
在管面積 - 淨增加%	GFA under management - Net increase %	32.0%	18.2%	40.3%	68.6%	51.4%	71.8%	<b>40.7%</b>
其中	Including							
在管面積 - 新城系	GFA under management - Seazen Group	26,178	30,473	42,797	60,152	80,604	70,004	<b>84,580</b>
在管面積 - 第三方	GFA under management - Third parties	10,099	12,414	17,355	41,263	72,927	52,372	<b>87,623</b>
<b>期末合約面積</b>	<b>Contracted GFA as at the end of the period</b>	<b>67,808</b>	<b>112,199</b>	<b>152,777</b>	<b>203,138</b>	<b>278,846</b>	<b>250,098</b>	<b>297,039</b>
合約面積 - 淨增加%	Contracted GFA - Net increase %	42.3%	65.5%	36.2%	33.0%	37.3%	49.7%	<b>18.8%</b>
其中	Including							
合約面積 - 新城系	Contracted GFA - Seazen Group	51,673	87,689	119,413	138,194	166,246	163,433	<b>166,415</b>
合約面積 - 第三方	Contracted GFA - Third parties	16,135	24,510	33,364	64,944	112,600	86,665	<b>130,624</b>

## 管理層討論與分析

# MANAGEMENT DISCUSSION AND ANALYSIS

本集團是一家快速成長的全國性物業管理服務提供商，被中國指數研究院評選為中國物業服務百強成長性領先企業。同時，我們在2022年中國物業服務百強中位列第十一位。2022年上半年，社會運轉和經濟發展仍然沒有完全擺脫疫情的影響，同時房地產開發行業也還未走出寒冬，此兩者均對本集團的業務開展造成了一定阻礙。所幸，本集團的員工同仁艱苦奮鬥，排除萬難，在最大限度保障我們客戶的後勤和日常生活品質的前提下，我們最重要的兩大業務，物業管理服務和社區增值服務發展健康，歸屬本公司權益持有人的核心淨利潤（並不包括本公司投資的上市公司美元債券公允價值損益及減值損失，以及理財產品的利息收入）（「**核心歸母淨利潤**」）保持了相當不錯的業績增速。

## 業務回顧

本集團於年初提出的「大社區」+「大後勤」的戰略深化進入具體實施階段。「大社區」方面，2022年上半年本集團繼續保持著我們在住宅相關市場的影響力及服務水平，我們的一線員工於上海超過兩個月的靜態管理中發揮了重要作用，與基層政府組織攜手維護了業主的美麗家園，同時他們也通過我們的增值服務能力，為業主的基本生活需求提供保障。「大後勤」方面，本集團在非住宅業態的綜合後勤服務領域快速發展，尤其是醫療類業態，於2022年上半年我們促成了對天津市金玉物業管理有限公司（「**天津市金玉物業**」）的併購，其為一家擁有出色醫院服務履歷的物業管理企業，在天津市管理多家大型綜合醫院。完成併購之後，本集團於醫療綜合後勤服務領域的市場口碑得到進一步提升，對於醫療機構的服務能力和業務拓展能力再次得到加強。除醫療類業態之外，我們在工商業及教育行業的後勤服務合同也持續增長，若以醫療、工商業及教育行業此三個領域合計，我們簽約的後勤服務年化合同金額已經超過人民幣10億元。

The Group is a fast-growing national property management service provider and has been ranked among the Leading Growth Enterprises of the Top 100 Property Management Service Providers in China selected by China Index Academy. At the same time, the Group ranked 11th among the Top 100 Property Management Service Providers in China in 2022. In the first half of 2022, the society operation and the economic development were still under the impact of the pandemic, and the real estate development industry is yet to be emerged from the gloom, both of which hindered the Group's business development to a certain extent. Fortunately, our staff worked hard and overcame all the difficulties. On the premises of ensuring the logistics and the daily life quality of our customers to the maximum extent, property management services and community-related value-added services, our two most important businesses, had developed steadily, and the core net profit attributable to the equity holders of the Company (excluding fair value gains and losses and impairment losses of the USD bonds of listed companies in which the Company has invested, and interest income from wealth management products) (the "**Owners' Core Net Profit**") had a fairly good performance growth.

## BUSINESS REVIEW

The Group's in-depth development of the "great community" + "great logistics" strategy proposed at the beginning of the year has entered the concrete implementation stage. With respect to the "great community", the Group continued to maintain its influence and service level in the residential-related market in the first half of 2022. Our frontline employees played an important role in the static management of Shanghai for more than two months, cooperating with primary-level governments to maintain the beautiful homes of the owners. At the same time, they also secured the basic living needs of the owners through our value-added service capabilities. In respect of the "great logistics", the Group underwent rapid development in the comprehensive logistics service of the non-residential sectors, especially in the healthcare sector. In the first half of 2022, we facilitated the merger and acquisition of Tianjin Jin Yu Property Management Co., Ltd.\* (天津市金玉物業管理有限公司) ("**Tianjin Jin Yu Property**"), which is a property management enterprise with an excellent track record in hospital services, and manages a number of large scale general hospitals in Tianjin. After the completion of merger and acquisition, the Group's market reputation in the area of healthcare comprehensive logistics services have been further enhanced, and its service capability for healthcare institutions and business expansion capability have also been further strengthened. In addition to the healthcare sector, our logistics service contracts in the business & administrations sectors and education sectors have also continued to grow. The annualized contract value of the contracted logistic services exceeded RMB1 billion in terms of the three sectors covering the healthcare, business & administrations and education sectors.

## 管理層討論與分析

# MANAGEMENT DISCUSSION AND ANALYSIS

於2022年上半年，本集團營業收入達到約人民幣2,466.0百萬元，同比增長約31.4%，增長動力主要來自物業管理服務收入同比增長約51.4%達到約人民幣1,392.6百萬元，社區增值服務收入同比增長約113.2%達到約人民幣624.6百萬元。於2022年上半年，本集團權益股東應佔淨利潤達到約人民幣225.8百萬元，同比下降約21.2%，核心歸母淨利潤同比增長約30.1%。期內，美元債市場的波動持續，本集團投資的房地產類美元債券價格繼續受到相應影響，導致約人民幣151.5百萬元的損失。

在物業管理服務業務方面，於2022年上半年，本集團物業管理服務收入達到約人民幣1,392.6百萬元，同比增長約51.4%。截至2022年6月30日，本公司總在管面積達到約172.2百萬平方米，較2021年末淨增加約18.7百萬平方米，總合約面積達到約297.0百萬平方米，較2021年末淨增加約18.2百萬平方米。

在社區增值服務方面，於2022年上半年，本集團社區增值服務收入達到約人民幣624.6百萬元，同比增長達到約113.2%，佔本公司總收入比例達到約25.3%；同時該業務板塊的毛利達到約人民幣219.1百萬元，佔本公司總毛利比例達到約30.6%。社區增值服務已毫無疑問是我們的第二大支柱業務。社區增值服務收入和毛利的快速增長，原因主要包括：1) 團餐業務進展順利，2022年內新拓展復旦大學北區研究生餐廳、同濟大學北苑餐廳、上海大學延長校區餐廳等項目，目前在管項目超130個，團餐服務收入較2021年同期的收入同比增長約252.9%，今年上半年本集團完成對蘇州海奧斯餐飲管理服務有限公司的收購，使得本集團在工廠類型業態的團餐服務能力得到補強，餐飲服務的區域覆蓋範圍同時獲得延伸，具備了向蘇州及其他江蘇省內的城市進行服務的能力；2) 本公司設施管理服務（主要是電梯維修保養服務）在管電梯數量快速增長，截至2022年6月30日已經接近30,000台；及3) 社區生活服務板塊高速發展。

In the first half of 2022, the Group's revenue reached approximately RMB2,466.0 million, representing a year-on-year increase of approximately 31.4%, mainly driven by a year-on-year increase of approximately 51.4% in revenue from property management services to approximately RMB1,392.6 million and a year-on-year increase of approximately 113.2% in revenue from community-related value-added services to approximately RMB624.6 million. In the first half of 2022, the net profit attributable to equity shareholders of the Group reached approximately RMB225.8 million, a year-on-year decrease of approximately 21.2%, and the Owners' Core Net Profit had a year-on-year increase of approximately 30.1%. During the period, the fluctuation in the USD bond market continued, and the price of the real estate USD bonds invested by the Group continued to be affected accordingly, resulting in a loss of approximately RMB151.5 million.

In terms of property management services, in the first half of 2022, the Group's revenue from property management services reached approximately RMB1,392.6 million, representing a year-on-year increase of approximately 51.4%. As at 30 June 2022, the Company had a total GFA under management of approximately 172.2 million sq.m., a net increase of approximately 18.7 million sq.m. from the end of 2021, and a total contracted GFA of approximately 297.0 million sq.m., a net increase of approximately 18.2 million sq.m. from the end of 2021.

In terms of community-related value-added services, in the first half of 2022, the Group's revenue from community-related value-added services amounted to approximately RMB624.6 million, representing a year-on-year increase of approximately 113.2% and accounting for approximately 25.3% of the Company's total revenue; the gross profit of the business segment reached approximately RMB219.1 million, accounting for approximately 30.6% of the Company's total gross profit. Community-related value-added services was undoubtedly our second largest business segment. The rapid growth of revenue and gross profit from community-related value-added services was mainly driven by: 1) smooth operation of the catering service business. In 2022, the Company expanded its presence in projects including Fudan University's north graduate canteen, Tongji University's Beiyuan canteen, Shanghai University Yanchang Campus's canteen with over 130 projects currently under management, representing a year-on-year growth of approximately 252.9% for revenue from catering services as compared to that of the corresponding period of 2021. In the first half of the year, the Group completed the acquisition of Suzhou Health Catering Management Service Co., Ltd., which strengthened the Group's catering service capability in the factory business and extended the regional coverage of catering services, enabling it to provide services for Suzhou and other cities in Jiangsu Province; 2) the rapid growth in the number of elevators managed by the Company under its facility management services (mainly elevator maintenance and repairs services), which was nearly 30,000 units as at 30 June 2022; and 3) the rapid development of the community life service segment.

## 管理層討論與分析

# MANAGEMENT DISCUSSION AND ANALYSIS

在其他增值服務方面，受房地產行業整體影響，本集團與房地產開發相關的服務收入同比下降。其中，智慧園區服務2022年上半年營業收入達到約人民幣174.4百萬元，同比下降約36.3%；開發商增值服務2022年上半年營業收入達到約人民幣274.3百萬元，同比下降約29.8%。

## 展望未來

本集團將堅持「大社區」+「大後勤」的戰略發展路線，持續深挖增值服務的潛力。在「大社區」領域，我們將繼續為C端客戶(住宅業態為主)提供物業管理服務、零售便民服務、資產管理服務、快遞櫃服務等社區生活及配套服務，為業主提供高性價比的產品和服務，持續提升業主體驗和滿意度；在「大後勤」領域，我們將繼續為B端客戶(非住宅業態為主)提供包括物業管理服務、團餐服務、設施設備服務、智慧服務、快遞櫃與充電樁服務等整體後勤服務，提高B端客戶對非主營業務事項的管理效率。

In terms of other value-added services, the revenue of the Group's services related to real estate development recorded a year-on-year decrease due to the overall impact of the real estate industry. Particularly, the revenue from smart community services for the first half of 2022 reached approximately RMB174.4 million, representing a year-on-year decrease of approximately 36.3%, and the revenue from developer-related value-added services for the first half of 2022 reached approximately RMB274.3 million, representing a year-on-year decrease of approximately 29.8%.

## PROSPECTS

The Group will adhere to the development strategy of "great community" + "great logistics" and continue to explore the potential of value-added services. With respect to the "great community" sector, we will continue to provide individual customers (focusing on residential sectors) with property management services, convenient retail services, asset management services, courier lockers services and other community living and ancillary services, and provide property owners with cost-effective products and services to continuously enhance owners' experience and satisfaction. In terms of the "great logistics" sector, we will continue to provide business customers (focusing on non-residential sectors) with property management service, catering services, facilities and equipment services, smart services, courier lockers and charging station services and other comprehensive logistics services to improve the efficiency of business customers in managing non-principal business.



## 管理層討論與分析

# MANAGEMENT DISCUSSION AND ANALYSIS

### 財務回顧

#### 收入

截至2022年6月30日止六個月，本集團的收入為約人民幣2,466.0百萬元，較2021年同期約人民幣1,877.0百萬元增加約31.4%。

本集團的收入來源於四個板塊：(i)物業管理服務；(ii)社區增值服務；(iii)智慧園區服務；及(iv)開發商增值服務。

### FINANCIAL REVIEW

#### Revenue

For the six months ended 30 June 2022, the revenue of the Group was approximately RMB2,466.0 million, representing an increase of approximately 31.4% from approximately RMB1,877.0 million for the corresponding period in 2021.

The revenue of the Group is derived from four segments: (i) property management services; (ii) community-related value-added services; (iii) smart community services; and (iv) developer-related value-added services.

		截至6月30日止六個月		
		For the six months ended 30 June		
		2022年	2021年	增長率
		2022	2021	Growth rate
		人民幣千元	人民幣千元	%
		RMB'000	RMB'000	%
收入	Revenue			
物業管理服務	Property management services	<b>1,392,613</b>	919,700	51.4
社區增值服務	Community-related value-added services	<b>624,577</b>	292,909	113.2
智慧園區服務	Smart community services	<b>174,426</b>	273,613	-36.3
開發商增值服務	Developer-related value-added services	<b>274,345</b>	390,728	-29.8
合計	Total	<b>2,465,961</b>	1,876,950	31.4

## 管理層討論與分析

# MANAGEMENT DISCUSSION AND ANALYSIS

### • 物業管理服務

我們向住戶及租戶提供廣泛的物業管理服務，包括物業及設備維護服務、保安服務、保潔服務、園藝服務、公共區域維護及其他物業管理相關服務。

截至2022年6月30日止六個月，本集團的物業管理服務收入為約人民幣1,392.6百萬元，佔總收入的比例為約56.5%，較2021年同期人民幣919.7百萬元增長約51.4%。於2022年6月30日，本集團的在管面積為約172.2百萬平方米，較2021年末的約153.5百萬平方米淨增加約18.7百萬平方米。在管面積中來自於本集團第三方的面積佔比為約50.9%，較2021年末提高約3.4個百分點。期內，本集團通過多種渠道持續擴充非住宅業態的服務能力和拓展能力，於2022年6月30日，本集團非住宅項目佔在管面積的比例為約24.2%。

下表載列本集團在管面積的變化情況：

### • Property management services

We provide residents and tenants with an extensive range of property management services, including property and facilities maintenance services, security services, maintenance and cleaning services, horticulture services, public areas repair and maintenance and other property management related services.

For the six months ended 30 June 2022, revenue from property management services of the Group was approximately RMB1,392.6 million, accounting for approximately 56.5% of the total revenue, representing an increase of approximately 51.4% as compared with RMB919.7 million for the corresponding period in 2021. As at 30 June 2022, the GFA under management of the Group was approximately 172.2 million sq.m., representing a net increase of approximately 18.7 million sq.m. from approximately 153.5 million sq.m. as at the end of 2021. The GFA under management from third parties of the Group accounted for approximately 50.9%, representing an increase of approximately 3.4 percentage points from that as at the end of 2021. During the period, the Group continued to enhance its service and expansion ability in non-residential segments through various channels. As at 30 June 2022, the Group's non-residential projects accounted for approximately 24.2% of the GFA under management.

The following table sets forth the changes in the GFA under management of the Group:

		於2022年6月30日				於2021年12月31日	
		在管面積	面積佔比	淨增加	增長率	在管面積	面積佔比
	GFA under	Area	Net increase	Growth rate	GFA under	Area	
	management	proportion	thousand	%	management	proportion	
	thousand	%	thousand	%	thousand	%	
	sq.m.	%	sq.m.	%	sq.m.	%	
新城系	Seazen Group	84,580	49.1	3,976	4.9	80,604	52.5
第三方	Third parties	87,623	50.9	14,696	20.2	72,927	47.5
合計	Total	172,203	100.0	18,672	12.2	153,531	100.0

## 管理層討論與分析

# MANAGEMENT DISCUSSION AND ANALYSIS

下表載列本集團期內在管面積的變動  
明細：

The following table sets forth the breakdown of changes in the  
GFA under management of the Group during the period:

		截至6月30日止六個月 For the six months ended 30 June	
		2022年 2022	2021年 2021
		在管面積 GFA under management 千平方米 thousand sq.m.	在管面積 GFA under management 千平方米 thousand sq.m.
於期初	At beginning of period	<b>153,531</b>	101,415
新接管	Handover	<b>18,779</b>	22,744
其中	Including		
新接管 – 新城系	Handover – Seazen Group	<b>3,976</b>	9,948
新接管 – 第三方	Handover – third parties	<b>14,803</b>	12,796
終止	Termination	<b>107</b>	1,783
於期末	At end of period	<b>172,203</b>	122,376

下表載列本集團在管面積的業態情況：

The following table sets forth the sectors in respect of the GFA  
under management of the Group:

		於2022年6月30日 As at 30 June 2022				於2021年12月31日 As at 31 December 2021	
		在管面積 GFA under management 千平方米 thousand sq.m.	面積佔比 Area proportion %	淨增加 Net increase 千平方米 thousand sq.m.	增長率 Growth rate %	在管面積 GFA under management 千平方米 thousand sq.m.	面積佔比 Area proportion %
住宅物業	Residential sector	<b>130,545</b>	<b>75.8</b>	<b>6,035</b>	<b>4.8</b>	124,510	81.1
非住宅物業	Non-residential sector	<b>41,658</b>	<b>24.2</b>	<b>12,637</b>	<b>43.5</b>	29,021	18.9
合計	Total	<b>172,203</b>	<b>100.0</b>	<b>18,672</b>	<b>12.2</b>	153,531	100.0

## 管理層討論與分析

# MANAGEMENT DISCUSSION AND ANALYSIS

本集團已與1,444個項目簽訂物業管理合約，這些項目分佈於187個城市中，合約面積為約297.0百萬平方米，較2021年末淨增加約18.2百萬平方米。合約面積中來自第三方的面積佔比為約44.0%，較2021年末提高約3.6個百分點。我們在第三方項目的拓展方面保持進取，2022年上半年合計完成了超過19.6百萬平方米的第三方項目的合約面積拓展，業態覆蓋住宅、醫院、企業寫字樓、產業園及商場等。

下表載列本集團合約面積的變化情況：

The Group has entered into property management contracts with 1,444 projects in 187 cities with a contracted GFA of approximately 297.0 million sq.m., representing a net increase of approximately 18.2 million sq.m. from the end of 2021, among which the contracted GFA from third parties accounted for approximately 44.0%, representing an increase of approximately 3.6 percentage points from the end of 2021. We stay proactive in the expansion of third party projects and accomplished a total of over 19.6 million sq.m. of the contracted GFA expansion of third party projects in the first half of 2022, covering residences, hospitals, corporate office buildings, industrial parks and shopping malls, etc..

The following table sets forth the changes in the contracted GFA of the Group:

		於2022年6月30日 As at 30 June 2022				於2021年12月31日 As at 31 December 2021	
	合約面積 Contracted GFA 千平方米 thousand sq.m.	面積佔比 Area proportion %	淨增加 Net increase 千平方米 thousand sq.m.	增長率 Growth rate %	合約面積 Contracted GFA 千平方米 thousand sq.m.	面積佔比 Area proportion %	
新城系	Seazen Group	166,415	56.0	169	0.1	166,246	59.6
第三方	Third parties	130,624	44.0	18,024	16.0	112,600	40.4
合計	Total	297,039	100.0	18,193	6.5	278,846	100.0

下表載列本集團合約面積的業態情況：

The following table sets forth the sectors in respect of the contracted GFA of the Group:

		於2022年6月30日 As at 30 June 2022				於2021年12月31日 As at 31 December 2021	
	合約面積 Contracted GFA 千平方米 thousand sq.m.	面積佔比 Area proportion %	淨增加 Net increase 千平方米 thousand sq.m.	增長率 Growth rate %	合約面積 Contracted GFA 千平方米 thousand sq.m.	面積佔比 Area proportion %	
住宅物業	Residential sector	250,205	84.2	4,753	1.9	245,452	88.0
非住宅物業	Non-residential sector	46,834	15.8	13,440	40.2	33,394	12.0
合計	Total	297,039	100.0	18,193	6.5	278,846	100.0

# MANAGEMENT DISCUSSION AND ANALYSIS

### • 社區增值服務

我們向業主及客戶提供公共資源管理服務、廣泛裝修服務、資產管理服務、團餐服務、設施管理服務以及其他多種家居生活服務，為我們的業主和客戶提供更舒適更便捷的生活和工作環境。

2022年上半年，社區增值服務收入繼續保持快速增長。截至2022年6月30日止六個月，社區增值服務的收入為約人民幣624.6百萬元，佔本集團總收入的比例為約25.3%，較2021年同期約人民幣292.9百萬元增長約113.2%。期內，本集團團餐服務取得的收入為約人民幣143.0百萬元，同比增長約252.9%；設施管理服務相關的收入為約人民幣106.2百萬元，同比增長約87.1%；社區生活服務的收入為約人民幣123.4百萬元，同比增長約115.7%。

### • 智慧園區服務

智慧園區服務主要為各類項目提供一站式的智慧解決方案，業態覆蓋住宅、寫字樓和綜合體等。期內，本集團智慧園區服務的收入為約人民幣174.4百萬元，較2021年同期下降約36.3%，佔本集團總收入的比例為約7.1%。

### • 開發商增值服務

我們主要提供三類開發商增值服務，分別為案場銷售協助服務、諮詢服務和驗房服務。期內，開發商增值服務的收入為約人民幣274.3百萬元，較2021年同期下降約29.8%，佔本集團總收入的比例為約11.1%。

### • *Community-related value-added service*

We render public resources management services, extensive decoration services, asset management services, catering services, facility management services and various other home living services to property owners and customers, with a view to providing them with a more comfortable and convenient living and working environment.

In the first half of 2022, the revenue for community-related value-added services continued to maintain a rapid growth. For the six months ended 30 June 2022, revenue from community-related value-added services amounted to approximately RMB624.6 million, accounting for approximately 25.3% of the total revenue of the Group, representing an increase of approximately 113.2% as compared to approximately RMB292.9 million for the corresponding period in 2021. During the period, revenue from catering services of the Group was approximately RMB143.0 million, representing a year-on-year increase of approximately 252.9%; revenue related to facility management services was approximately RMB106.2 million, representing a year-on-year increase of approximately 87.1%; revenue from community life services was approximately RMB123.4 million, representing a year-on-year increase of approximately 115.7%.

### • *Smart community services*

Smart community services mainly provide one-stop smart solutions for various projects, covering residential properties, office buildings and complexes. During the period, revenue from smart community services of the Group was approximately RMB174.4 million, representing a decrease of approximately 36.3% as compared with the corresponding period in 2021, accounting for approximately 7.1% of the total revenue of the Group.

### • *Developer-related value-added services*

We mainly provide three types of developer-related value-added services, namely on-site sale assistance services, consulting services and house inspection services. During the period, revenue from developer-related value-added services was approximately RMB274.3 million, representing a decrease of approximately 29.8% as compared with the corresponding period in 2021, accounting for approximately 11.1% of the total revenue of the Group.



## 管理層討論與分析

# MANAGEMENT DISCUSSION AND ANALYSIS

### 銷售成本

期內，本集團的銷售成本為約人民幣1,749.8百萬元，較2021年同期約人民幣1,302.3百萬元增長約34.4%。銷售成本的增加主要由於本集團的業務規模正在高速增長。

### Cost of Sales

During the period, the cost of sales of the Group was approximately RMB1,749.8 million, representing an increase of approximately 34.4% as compared to approximately RMB1,302.3 million for the corresponding period in 2021. The increase in cost of sales was mainly due to the rapid growth of the business scale of the Group.

### 毛利及毛利率

### Gross Profit and Gross Profit Margin

		截至2022年6月30日止六個月				截至2021年6月30日止六個月		
		For the six months ended 30 June 2022				For the six months ended 30 June 2021		
		毛利	毛利率	毛利佔比	毛利率變動	毛利	毛利率	毛利佔比
		Gross profit	Percentage of	Change in	Gross profit	Percentage		
		人民幣千元	gross profit	gross profit	margin	margin	of gross profit	
		RMB'000	%	margin	percentage	margin	of gross profit	%
				ppt				
物業管理服務	Property management services	396,996	28.5	55.5	-2.4	284,264	30.9	49.5
社區增值服務	Community-related value-added services	219,098	35.1	30.6	-10.1	132,422	45.2	23.0
智慧園區服務	Smart community services	28,115	16.1	3.9	0.1	43,860	16.0	7.6
開發商增值服務	Developer-related value-added services	71,920	26.2	10.0	-3.0	114,103	29.2	19.9
合計	Total	716,129	29.0	100.0	-1.6	574,649	30.6	100.0

本集團截至2022年6月30日止六個月的毛利為約人民幣716.1百萬元，較2021年同期約人民幣574.6百萬元增長約24.6%。毛利率為29.0%，較2021年同期的30.6%相比下降1.6個百分點。

The Group recorded a gross profit of approximately RMB716.1 million for the six months ended 30 June 2022, representing an increase of approximately 24.6% as compared to approximately RMB574.6 million for the corresponding period in 2021. Gross profit margin was 29.0%, representing a decrease of 1.6 percentage points as compared to 30.6% for the corresponding period in 2021.

物業管理服務的毛利為約人民幣397.0百萬元，較2021年同期約人民幣284.3百萬元增長約39.7%；毛利率為28.5%，較2021年同期的30.9%相比下降2.4個百分點，主要由於(i)非住宅在管面積佔比提升；及(ii)疫情期間服務成本上升。

Gross profit of property management services was approximately RMB397.0 million, representing an increase of approximately 39.7% as compared to approximately RMB284.3 million for the corresponding period in 2021, and gross profit margin was 28.5%, representing a decrease of 2.4 percentage points as compared with 30.9% for the corresponding period in 2021. The decrease was mainly due to (i) the increase in the GFA under management from non-residential projects; and (ii) the increase in the costs of services during the pandemic.

## 管理層討論與分析

# MANAGEMENT DISCUSSION AND ANALYSIS

社區增值服務的毛利為約人民幣219.1百萬元，較2021年同期約人民幣132.4百萬元增長約65.5%；毛利率為35.1%，較2021年同期的45.2%相比下降10.1個百分點，主要原因為團餐服務的毛利率低於社區增值服務整體的毛利率且其收入佔比在期內快速上升所致。

智慧園區服務的毛利為約人民幣28.1百萬元，較2021年同期約人民幣43.9百萬元下降35.9%，主要受開發商整體行業影響。毛利率為16.1%。

開發商增值服務的毛利為約人民幣71.9百萬元，較2021年同期約人民幣114.1百萬元下降約37.0%，主要受開發商整體行業影響。毛利率為26.2%。

### 行政開支

行政開支為約人民幣208.8百萬元，較2021年同期約人民幣169.7百萬元增加約23.0%。行政開支的增加主要原因為：(i)本集團規模快速增長；及(ii)為大後勤業務的快速發展而儲備人才。

### 其他收益／(虧損)

期內，本集團的其他虧損達到約人民幣120.5百萬元，2021年同期為虧損約人民幣17.6百萬元。虧損主要原因為本公司持有的上市公司美元債券的公允價值變動所致。

Gross profit of community-related value-added services was approximately RMB219.1 million, representing an increase of approximately 65.5% as compared to approximately RMB132.4 million for the corresponding period in 2021, and gross profit margin was 35.1%, representing a decrease of 10.1 percentage points as compared with 45.2% for the corresponding period in 2021, which was mainly due to the lower gross profit margin of catering services than the overall gross profit margin of community-related value-added services and the revenue from it increased rapidly during the period.

Gross profit of smart community services was approximately RMB28.1 million, representing a decrease of 35.9% as compared to approximately RMB43.9 million for the corresponding period in 2021. The decrease was mainly due to the overall industry of developers. Gross profit margin was 16.1%.

Gross profit of developer-related value-added services was approximately RMB71.9 million, representing a decrease of approximately 37.0% as compared to approximately RMB114.1 million for the corresponding period in 2021. The decrease was mainly due to the overall industry of developers. Gross profit margin was 26.2%.

### Administrative Expenses

Administrative expenses were approximately RMB208.8 million, representing an increase of approximately 23.0% as compared to approximately RMB169.7 million for the corresponding period in 2021. The increase in administrative expenses was mainly due to: (i) the rapid growth of the scale of the Group; and (ii) reserve of talents for the rapid development of the great logistics business.

### Other Gains/(Losses)

During the period, other losses of the Group amounted to approximately RMB120.5 million as compared with losses of approximately RMB17.6 million for the corresponding period in 2021. The loss was mainly due to the change in fair value of the USD bonds of listed companies held by the Company.

## 管理層討論與分析

# MANAGEMENT DISCUSSION AND ANALYSIS

### 所得稅費用

期內，所得稅為約人民幣84.5百萬元，較2021年同期約人民幣76.4百萬元上升了約10.7%，稅負率為約24.7%，較2021年同期的約20.1%有所上升。

根據開曼群島的規則及規例，本集團毋須繳交任何開曼群島的所得稅。

對於香港註冊成立的集團實體，由於截至2022年6月30日止六個月本集團並無賺取任何須繳納香港利得稅的收入，故本集團並無就香港利得稅作出撥備。

### 期內利潤

本集團的期內利潤為約人民幣257.7百萬元，較2021年同期約人民幣304.1百萬元下降約15.3%；本公司擁有人應佔利潤為約人民幣225.8百萬元，較2021年同期相比下降約21.2%；淨利潤率為約10.5%，同比下降5.7個百分點。

### 借款

於2022年6月30日，本集團有借款約人民幣5.32百萬元（於2021年12月31日：零），主要為期內收購了蘇州海奧斯餐飲管理服務有限公司作為附屬公司併表所致，均為一年內到期的銀行貸款。

### 庫務政策

董事將繼續依循審慎的政策管理本集團的現金及現金等價物並維持強勁且穩健的流動資金水平，以確保本集團作好準備把握未來的增長機遇。

### Income Tax Expense

During the period, income tax amounted to approximately RMB84.5 million, representing an increase of approximately 10.7% as compared to approximately RMB76.4 million for the corresponding period in 2021. The tax rate was approximately 24.7%, which was higher as compared to approximately 20.1% for the corresponding period in 2021.

Under the rules and regulations of the Cayman Islands, the Group is exempted from income tax in the Cayman Islands.

For the group entities incorporated in Hong Kong, as the Group did not derive any revenue subject to Hong Kong profits tax for the six months ended 30 June 2022, the Group did not make provision for Hong Kong profits tax accordingly.

### Profit for the Period

Profit for the period of the Group was approximately RMB257.7 million, representing a decrease of approximately 15.3% from approximately RMB304.1 million for the corresponding period in 2021; profit attributable to owners of the Company was approximately RMB225.8 million, representing a decrease of approximately 21.2% as compared to that for the corresponding period in 2021; and net profit margin was approximately 10.5%, representing a year-on-year decrease of 5.7 percentage points.

### Borrowings

As at 30 June 2022, the Group had borrowings of approximately RMB5.32 million (as at 31 December 2021: nil), which was mainly due to the consolidation of Suzhou Health Catering Management Service Co., Ltd. as a subsidiary acquired during the period. All the borrowings were bank loans due within one year.

### Treasury policy

The Directors will continue to follow a prudent policy in managing the Group's cash and cash equivalents and maintain a strong and healthy liquidity position to ensure that the Group is well placed to take advantage of future growth opportunities.

## 管理層討論與分析

# MANAGEMENT DISCUSSION AND ANALYSIS

### 僱員及薪酬政策

於2022年6月30日，本集團在中國合共擁有24,340位全職僱員。截至2022年6月30日止六個月的僱員福利費用為約人民幣803.3百萬元，包括(i)工資、薪金及花紅，(ii)退休金成本，(iii)住房公積金、醫療保險及其他社會保險，及(iv)其他僱員福利。

本公司堅持以積極有效的激勵機制為基礎，建立及優化以價值為導向的統一薪酬體系，實現資源優化配置及企業效益最大化；堅持基於崗位價值、能力貢獻及業績差異的市場配置理念；保持薪酬競爭力，以吸引、激勵及挽留核心員工。

### 資本負債比率

資本負債比率按截至相應日期的借款總額除以股本總額計算。於2022年6月30日，資本負債比率為0.2%（於2021年12月31日：0%）。

## 重大收購及出售事項

### 重大投資

於2022年6月30日，本集團持有按公允價值計入損益的金融資產和按公允價值計入其他全面收入的金融資產分別為約人民幣471.3百萬元和約人民幣12.6百萬元，合計佔本集團於2022年6月30日總資產的約8.6%，該等金融資產主要包括對持有銀行及非上市信託計劃的各類理財投資以及美元上市債券的投資。董事會認為，公允價值佔本集團總資產5%以上的任何單一投資為重大投資。由於本集團於2022年6月30日並無單一投資佔本集團總資產的5%或以上，故本集團並無持有重大投資。於2022年6月30日，本公司暫無未來重大投資計劃。

### Employees and Remuneration Policies

As at 30 June 2022, the Group had a total of 24,340 full time employees in the PRC. Total employee benefit expenses for the six months ended 30 June 2022 amounted to approximately RMB803.3 million, which included (i) wages, salaries and bonuses, (ii) pension costs, (iii) housing funds, medical insurances and other social insurances, and (iv) other employee benefits.

The Company persists in establishing and optimizing a value-oriented unified remuneration system based on a proactive and effective incentive mechanism, materializing optimization of resources allocation and maximization of corporate efficiency; adhering to the philosophy of market allocation based on value of position, contribution in terms of capability and performance difference; maintaining competitiveness of remuneration to attract, motivate and retain core staff.

### Gearing Ratio

Our gearing ratio was calculated based on total borrowings divided by total equity as of the respective date. As at 30 June 2022, our gearing ratio is 0.2% (as at 31 December 2021: 0%).

## SIGNIFICANT AND MATERIAL ACQUISITION AND DISPOSAL

### Significant Investments

As at 30 June 2022, the Group held financial assets at fair value through profit or loss and financial assets at fair value through other comprehensive income of approximately RMB471.3 million and approximately RMB12.6 million respectively, accounting for approximately 8.6% in aggregate of the total assets of the Group as at 30 June 2022. Such financial assets mainly include investments in various wealth management products of licensed banks and unlisted trust plans, as well as investments in listed bonds denominated in US Dollars. The Board considers any single investment with fair value accounting for more than 5% of the total assets of the Group as significant investment. As the Group did not have any single investment accounting for 5% or more of the total assets of the Group as at 30 June 2022, the Group did not hold any significant investments. As at 30 June 2022, the Company has no plans for any significant investments in the future.

## 管理層討論與分析

# MANAGEMENT DISCUSSION AND ANALYSIS

本集團於2022年6月30日持有之按公允價值計入損益之金融資產

Financial assets at fair value through profit or loss held by the Group as at 30 June 2022

		於2022年6月30日		截至2022年6月30日止6個月	
		As at 30 June 2022		For the six months ended 30 June 2022	
		與本集團總資產相比的		計入損益的公允價值	
		公允價值	概約百分比	收益/(虧損)	其他收入
		Approximate percentage of the total assets of the Group		Fair value gains/(losses) through profit or loss	
		Fair value	%	profit or loss	Other income
		人民幣千元	%	人民幣千元	人民幣千元
		RMB'000	%	RMB'000	RMB'000
按公允價值計入損益的金融資產	Financial assets at fair value through profit or loss				
理財產品	Wealth management products	152,348	2.7%	(83)	—
信託產品	Trust products	79,624	1.4%	—	1,297
美元上市債券	Listed bonds denominated in US Dollars	76,965	1.4%	(134,899)	7,009
非上市公司優先股及債權投資	Investments in preferred shares and debts of unlisted companies	162,315	2.9%	—	5,148
合計	Total	471,252	8.4%	(134,982)	13,454

		於2022年6月30日		截至2022年6月30日止6個月	
		As at 30 June 2022		For the six months ended 30 June 2022	
		與本集團總資產相比的		已計提預期信用減值損失	
		公允價值	概約百分比	信用減值損失	其他收入
		Approximate percentage of the total assets of the Group		Accrued expected credit impairment loss	
		Fair value	%	loss	Other income
		人民幣千元	%	人民幣千元	人民幣千元
		RMB'000	%	RMB'000	RMB'000
按公允價值計入其他全面收入的金融資產	Financial assets at fair value through other comprehensive income				
美元上市債券	Listed bonds denominated in US Dollars	12,618	0.2%	(16,600)	5,144



## 管理層討論與分析

# MANAGEMENT DISCUSSION AND ANALYSIS

由於價格波動較大，本公司於截至2022年6月30日止六個月確認公允價值虧損及應計預期信貸減值虧損。董事將持續監察價格變動並作出相應的公允價值調整。

截至2022年6月30日止六個月，本集團概無任何重大收購或出售附屬公司、聯營公司或資產。

### 資產抵押

於2022年6月30日，本集團並無抵押任何資產（於2021年6月30日：零）。

### 外匯風險

於2022年6月30日，本集團持有的現金結餘如下：

Due to higher price fluctuations, fair value losses and accrued expected credit impairment losses were recognised by the Company for the six months ended 30 June 2022. The Directors will continuously monitor the price movements and make fair value adjustments accordingly.

For the six months ended 30 June 2022, the Group did not have any material acquisitions or disposals of subsidiaries, associates or assets.

### PLEDGE OF ASSETS

As at 30 June 2022, the Group did not pledge any assets (as at 30 June 2021: nil).

### FOREIGN EXCHANGE RISK

As at 30 June 2022, the cash balances held by the Group are as follows:

		於2022年 6月30日 As at 30 June 2022 人民幣千元 RMB'000	於2021年 12月31日 As at 31 December 2021 人民幣千元 RMB'000
美元	USD	138,573	16,879
人民幣	RMB	1,671,752	2,427,371
港元	HKD	20,829	59,852
合計	Total	1,831,154	2,504,102

本集團絕大部分經營活動均在中國進行，多數交易均以人民幣計值。本集團因持有若干現金結餘而面臨美元及港幣兌人民幣的風險敞口產生的外匯風險，我們會密切關注匯率的波動，謹慎考慮是否於適當時候進行貨幣掉期安排，以對沖相應的風險。

Almost all of the Group's operating activities are carried out in the PRC with most of the transactions denominated in Renminbi. The Group is exposed to foreign exchange risk arising from the exposure of U.S. dollars and Hong Kong dollars against Renminbi as a result of certain cash balances. We will closely monitor the fluctuations of exchange rates and give prudent consideration as whether to enter into any currency swap arrangement as and when appropriate to hedge corresponding risks.

# OTHER INFORMATION

## 企業管治常規

本集團致力維持高水準的企業管治，以保障本公司股東（「股東」）權益並提升企業價值及問責性。本公司已採納香港聯合交易所有限公司（「聯交所」）證券上市規則（「上市規則」）附錄十四所載之《企業管治守則》（「企業管治守則」）作為其管治守則。除本報告所披露者外，於截至2022年6月30日止六個月期間，本公司一直遵守企業管治守則項下之所有適用守則條文。本公司將繼續檢討並監察其企業管治常規，以確保遵守企業管治守則。

根據企業管治守則之守則條文第C.2.1條，董事會主席及首席執行官角色應予以區分及由不同人士擔任。戚小明先生為本公司的董事長兼首席執行官，負責本集團的整體管理並指導本集團的戰略發展和業務計劃。鑑於本集團的發展現狀，董事會認為董事長及首席執行官兩個職位由同一人擔任可為本公司提供強大一致的領導，有利於本集團業務策略的實施及執行。儘管如此，我們將根據當時情況不時檢討架構。董事會將繼續評估有關情況，並在慮及本集團屆時的整體狀況後考慮於適當時候分離董事長與首席執行官的角色。

## 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的上市發行人董事進行證券交易的標準守則（「標準守則」），作為董事進行證券交易的行為守則。經向全體董事作出具體查詢後，各董事已確認，彼等於截至2022年6月30日止六個月期間一直遵守標準守則所載的標準規定。

## 中期股息

董事會不建議派付截至2022年6月30日止六個月的任何中期股息（截至2021年6月30日止六個月：零）。

## CORPORATE GOVERNANCE PRACTICES

The Group is committed to maintaining high standards of corporate governance to safeguard the interests of shareholders of the Company (the “Shareholders”) and to enhance corporate value and accountability. The Company has adopted the Corporate Governance Code (the “CG Code”) set out in Appendix 14 to the Rules Governing the Listing of Securities (the “Listing Rules”) on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) as its own code of corporate governance. Save as disclosed herein, the Company has complied with all applicable code provisions as set out in the CG Code during the six months ended 30 June 2022. The Company will continue to review and enhance its corporate governance practices to ensure the compliance with the CG Code.

Under code provision C.2.1 of the CG Code, the roles of chairman and chief executive officer should be separate and performed by different individuals. Mr. Qi Xiaoming, the chairman and chief executive officer of the Company, is responsible for the overall management of the Group and guides the Group’s strategic development and business plans. Considering the Group’s current development status, the Board believes that the structure of the same person holding the two positions of chairman and chief executive officer can provide the Company with a strong and consistent leadership and benefit the implementation and execution of the Group’s business strategies. Nonetheless, we will review the structure from time to time based on the prevailing circumstances. The Board will continue to evaluate relevant situations and separate the two roles of chairman and chief executive officer at a proper time taking into account the Group’s overall status.

## MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the “Model Code”) as set out in Appendix 10 to the Listing Rules as a code of conduct regarding Directors’ securities transactions. Having made specific enquiries with all Directors, each of the Directors has confirmed that he/she has complied with the required standards as set out in the Model Code during the six months ended 30 June 2022.

## INTERIM DIVIDEND

The Board does not recommend payment of any interim dividend for the six months ended 30 June 2022 (for the six months ended 30 June 2021: nil).

## 其他資料

# OTHER INFORMATION

### 審核委員會

董事會已設立審核委員會(「**審核委員會**」)，成員包括一名非執行董事陸忠明先生及兩名獨立非執行董事張燕女士及朱偉先生，張燕女士為審核委員會的主席。審核委員會的首要職責是審查和監督本公司的財務報告制度、風險管理及內部監控。

審核委員會已與管理層共同審閱本集團截至2022年6月30日止六個月的未經審核簡明中期業績。

### 董事資料之變動

董事確認期內概無資料須根據上市規則第13.51B(1)條予以披露。

### 購買、出售或贖回本公司之上市證券

於截至2022年6月30日止六個月期間，本公司或其任何附屬公司概無購買、出售或贖回任何本公司上市證券。

### AUDIT COMMITTEE

The Board has set up an audit committee (the “**Audit Committee**”) with members including Mr. Lu Zhongming, a non-executive Director, and Ms. Zhang Yan and Mr. Zhu Wei, two independent non-executive Directors. Ms. Zhang Yan is the chairman of the Audit Committee. The primary responsibility of Audit Committee is to review and oversee the financial reporting system, risk management and internal control of the Company.

The Audit Committee, together with the management, has reviewed the unaudited condensed interim results of the Group for the six months ended 30 June 2022.

### CHANGES IN INFORMATION ON DIRECTORS

The Directors confirm that no information is required to be disclosed pursuant to rule 13.51B(1) of the Listing Rules during the period.

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

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any listed securities of the Company during the six months ended 30 June 2022.

## 其他資料

# OTHER INFORMATION

### 配售事項所得款項用途

於2021年3月16日，本公司及Citigroup Global Markets Limited及中信里昂證券有限公司(「**配售代理**」)訂立配售協議，據此，配售代理同意以個別(而非共同亦非共同與個別)基準，按竭盡所能基準以每股20.80港元的價格配售(「**配售事項**」)最多50,000,000股新普通股股份(「**配售股份**」)。配售股份的總面值為500,000美元，而配售價淨額(扣除相關成本及將由本公司承擔的開支後)約為每股20.64港元。董事認為，配售事項將籌措資金以鞏固本集團財務狀況，提供良機拓寬本集團股東基礎及資本基礎以促進未來發展，以及增加股份的流通性。

配售事項已於2021年3月23日完成。合共50,000,000股配售股份已按配售價每股配售股份20.80港元成功向不少於六名獨立專業、機構及/或其他投資者配售。股份於2021年3月15日(即釐定發行條款當日)在聯交所所報市價為每股23.75港元。本公司已收取配售事項之所得款項淨額(經扣除本公司承擔的相關成本及開支)約為1,032百萬港元，相當於約人民幣864.3百萬元。於2022年6月30日，本公司已按照本公司日期為2021年3月17日的公告中所披露的計劃動用所得款項淨額，詳情如下：

### USE OF PROCEEDS FROM PLACING

On 16 March 2021, the Company and Citigroup Global Markets Limited and CLSA Limited (the “**Placing Agents**”) entered into the placing agreement, pursuant to which the Placing Agents agreed on an individual (rather than joint nor joint and individual) basis to place (the “**Placing**”) up to 50,000,000 new ordinary shares (the “**Placing Shares**”) on a best efforts basis at a price of HK\$20.80 per share. The aggregate nominal value of the Placing Shares is US\$500,000, while the net placing price (after deducting related costs and expenses to be borne by the Company) is approximately HK\$20.64 per share. The Directors believe that the Placing will raise funds to consolidate the financial position of the Group, provide a good opportunity to broaden the Shareholders’ base and capital base of the Group to facilitate future development, and increase the liquidity of the shares.

The Placing had been completed on 23 March 2021. A total of 50,000,000 Placing Shares had been successfully placed to not less than 6 independent professional, institutional and/or other investors at a placing price of HK\$20.80 per Placing Share. The market price of the shares was HK\$23.75 per share as quoted on the Stock Exchange on 15 March 2021, being the date on which the terms of the issue were fixed. The Company has received the net proceeds from the Placing of approximately HK\$1,032 million (after deducting the relevant costs and expenses borne by the Company), which is equivalent to approximately RMB864.3 million. As of 30 June 2022, the Company had utilized the net proceeds in accordance with the plan disclosed in the Company’s announcement dated 17 March 2021, the particulars of which are as follows:

項目	Item	百分比	可動用	所得款項淨額(百萬人民幣) Net proceeds (RMB million)			未動用所得款項的 用途的預期時間	Expected time of using unused proceeds
				於2021年 12月31日 未動用	截至2022年 6月30日止 六個月已動用	於2022年 6月30日 未動用		
			Available	Unused as at 31 December 2021	Used during the six months ended 30 June 2022	Unused as at 30 June 2022		
收購物業管理公司	Acquisition of property management companies	60%	518.6	225.4	21.3	204.1	2023年12月31日 或之前	On or before 31 December 2023
收購與本公司社區增值服務業務配套的下游公司	Acquisition of downstream companies that are complementary to the Company’s community-related value-added service business	30%	259.3	102.6	26.4	76.2	2023年12月31日 或之前	On or before 31 December 2023
升級資訊科技基礎設施	Upgrade information technology infrastructure	10%	86.4	73.7	41.9	31.8	2023年12月31日 或之前	On or before 31 December 2023

## 其他資料

# OTHER INFORMATION

### 董事及最高行政人員於股份、相關股份及債權證中擁有的權益及淡倉

於2022年6月30日，董事及本公司最高行政人員於本公司或任何相聯法團(定義見證券及期貨條例第XV部)之股份、相關股份及債權證中擁有根據證券及期貨條例(「證券及期貨條例」)第XV部第7及第8分部須知會本公司及聯交所之權益及淡倉(包括其根據證券及期貨條例有關條文被當作或視為擁有之權益及淡倉)，或根據證券及期貨條例第352條須載入本公司存置之登記冊之權益及淡倉，或根據標準守則另外須知會本公司及聯交所之權益及淡倉如下：

#### 於本公司普通股之好倉

### DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES

As at 30 June 2022, the interests and short positions of the Directors and chief executive of the Company in the shares, underlying shares and debentures of the Company or any of its associated corporations (as defined in Part XV of Securities and Futures Ordinance (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 SFO (including interests and short positions which were taken or deemed to have under such provisions of SFO), or which were required, pursuant to section 352 of SFO, to be entered into the register maintained by the Company, or which were required to be notified to the Company and the Stock Exchange pursuant to Model Code were as follows:

#### Long position in the Company's ordinary shares

董事姓名	Name of Directors	身份及權益性質	Identity and nature of interest	所持股份及 相關股份數目 Number of shares and underlying shares held	股權概約 百分比 Approximate percentage of shareholding
戚小明先生	Mr. Qi Xiaoming	實益擁有人及 信託受益人	Beneficial owner and trust beneficiary	4,960,000 <sup>(1)</sup>	0.57%
杲新利先生	Mr. Gao Xinli	實益擁有人及 信託受益人	Beneficial owner and trust beneficiary	1,770,000 <sup>(2)</sup>	0.20%
吳倩倩女士	Ms. Wu Qianqian	實益擁有人及 信託受益人	Beneficial owner and trust beneficiary	1,262,022 <sup>(3)</sup>	0.14%

附註：

Notes:

- 其中包括戚小明先生在本公司於2018年10月20日採納的購股權計劃(「購股權計劃」)項下由本公司授出的450,000份購股權中擁有權益，以及在本公司於2019年11月15日採納的股份獎勵計劃(「股份獎勵計劃」)項下由本公司授出的獎勵悉數歸屬後的900,000股相關獎勵股份中擁有權益。
  - 其中包括杲新利先生於購股權計劃項下由本公司授出的945,000份購股權中擁有權益，以及股份獎勵計劃項下由本公司授出的獎勵悉數歸屬後的600,000股相關獎勵股份中擁有權益。
  - 其中包括吳倩倩女士於購股權計劃項下由本公司授出的1,000,000份購股權中擁有權益，以及股份獎勵計劃項下由本公司授出的獎勵悉數歸屬後的200,000股相關獎勵股份中擁有權益。
- These include Mr. Qi Xiaoming's interests in 450,000 share options granted by the Company under the share option scheme (the "Share Option Scheme") adopted by the Company on 20 October 2018 and 900,000 underlying award shares upon full vesting of the awards granted by the Company under the share award scheme (the "Share Award Scheme") adopted by the Company on 15 November 2019.
  - These include Mr. Gao Xinli's interests in 945,000 share options granted by the Company under the Share Option Scheme and 600,000 underlying award shares upon full vesting of the awards granted by the Company under the Share Award Scheme.
  - These include Ms. Wu Qianqian's interests in 1,000,000 share options granted by the Company under the Share Option Scheme and 200,000 underlying award shares upon full vesting of the awards granted by the Company under the Share Award Scheme.



## 其他資料

## OTHER INFORMATION

除上文披露者外，於2022年6月30日，概無董事及本公司最高行政人員於本公司或任何相聯法團(定義見證券及期貨條例第XV部)之股份、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及第8分部須知會本公司及聯交所之權益及淡倉(包括其根據證券及期貨條例該等條文被當作或視為擁有之權益及淡倉)，或根據證券及期貨條例第352條須載入本公司存置之登記冊之權益及淡倉，或根據標準守則另外須知會本公司及聯交所之權益及淡倉。

除下文所披露者外，截至2022年6月30日止六個月，概無董事(包括其配偶及18歲以下子女)於本公司或其相聯法團(具有證券及期貨條例第XV部所賦予之定義)證券中擁有任何權益或獲授任何權利以認購本公司或其相聯法團(具有證券及期貨條例第XV部所賦予之定義)證券，或已行使任何有關權利。

### 主要股東於股份及相關股份中的權益及淡倉

於2022年6月30日，以下人士(董事或本公司最高行政人員除外)於股份或相關股份中擁有根據證券及期貨條例第XV部第2及3分部須向本公司及聯交所披露，或須記錄於本公司根據證券及期貨條例第336條須存置之登記冊內的權益或淡倉：

#### 於本公司普通股之好倉

Save as disclosed above, as at 30 June 2022, none of the Directors and chief executive of the Company had any interest or short position in the shares, underlying shares or debentures of the Company or its associated corporations (as defined in Part XV of SFO) which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of SFO (including interests and short positions which were taken or deemed to have under such provisions of SFO), or which were required, pursuant to Section 352 of SFO, to be entered into the register maintained by the Company, or which were required to be notified to the Company and the Stock Exchange pursuant to Model Code.

Save as disclosed below, during the six months ended 30 June 2022, none of the Directors (including their spouses and children under the age of 18) had any interests in or was granted any right to subscribe for the securities of the Company or its associated corporations (within the meaning of Part XV of the SFO), or had exercised any such rights.

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

As at 30 June 2022, the following persons (other than the Directors or the chief executive of the Company) had interests or short positions in the shares or underlying shares of the Company which were required to be disclosed to the Company and the Stock Exchange in accordance with Divisions 2 and 3 of Part XV of the SFO, or which were required to be entered in the register kept by the Company under section 336 of the SFO:

#### Long position in the Company's ordinary shares

股東姓名	Name of Shareholders	身份及權益性質	Identity and nature of interest	所持股份數目 Number of shares held	股權 概約百分比 Approximate percentage of shareholding
王振華 (「王先生」)	Wang Zhenhua (「Mr. Wang」)	全權信託的創始人 (附註1)	Founder of a discretionary trust (Note 1)	600,000,000	68.92%
Chen Ting Sen (PTC) Limited	Chen Ting Sen (PTC) Limited	受託人(附註2)	Trustee (Note 2)	600,000,000	68.92%
Infinity Fortune Development Limited	Infinity Fortune Development Limited	受控法團權益 (附註2)	Interest in a controlled corporation (Note 2)	600,000,000	68.92%
First Priority Group Limited	First Priority Group Limited	受控法團權益 (附註2)	Interest in a controlled corporation (Note 2)	600,000,000	68.92%
Wealth Zone Hong Kong Investments Limited	Wealth Zone Hong Kong Investments Limited	受控法團權益 (附註3)	Interest in a controlled corporation (Note 3)	600,000,000	68.92%
Innovative Hero Limited	Innovative Hero Limited	實益擁有人(附註4)	Beneficial owner (Note 4)	600,000,000	68.92%



## 其他資料

## OTHER INFORMATION

附註：

1. 王先生為Hua Sheng信託的創始人，據此，Chen Ting Sen (PTC) Limited作為信託人通過其受控制法團持有600,000,000股股份的好倉。
2. Chen Ting Sen (PTC) Limited作為Hua Sheng信託(由王先生作為財產授予人以其家庭成員作為受益人設立)的受託人持有Infinity Fortune Development Limited 100%的已發行股本，而Infinity Fortune Development Limited持有First Priority Group Limited 100%的已發行股本。
3. Wealth Zone Hong Kong Investments Limited乃由First Priority Group Limited全權持有。
4. Innovative Hero Limited乃由Wealth Zone Hong Kong Investment Limited全權持有。

除上文所披露者外，於2022年6月30日，董事或本公司最高行政人員並不知悉任何人士(董事或本公司最高行政人員除外)於本公司股份或相關股份中擁有根據證券及期貨條例第XV部第2及3分部條文須向本公司及聯交所披露，或須記錄於本公司根據證券及期貨條例第336條存置的登記冊內之權益或淡倉。

### 購股權計劃

股東於2018年10月20日(「採納日期」)以書面形式通過決議案有條件採納購股權計劃。購股權計劃之目的是讓本集團向選定參與者授出購股權，作為彼等對本集團所作貢獻的獎勵或回報。

#### 最高股份數目

因行使根據購股權計劃及本公司任何其他購股權計劃所授全部購股權而可能發行的股份總數，合共不得超過80,000,000股股份(即上市日期已發行股份(即800,000,000股股份)的10%(不計及行使超額配股權(定義見招股章程)而可能發行的任何股份))(「計劃授權限額」)。根據購股權計劃條款失效的購股權不會計入計劃授權限額。

Notes:

1. Mr. Wang was the founder of Hua Sheng Trust, through which, Chen Ting Sen (PTC) Limited held long position in 600,000,000 shares through its controlled corporations in its capacity as the trustee.
2. Chen Ting Sen (PTC) Limited, as trustee of Hua Sheng Trust, which was established by Mr. Wang as settlor in favor of his family members, held 100% of the issued share capital of Infinity Fortune Development Limited, which in turn held 100% of the issued share capital of First Priority Group Limited.
3. Wealth Zone Hong Kong Investments Limited is 100% held by First Priority Group Limited.
4. Innovative Hero Limited is 100% held by Wealth Zone Hong Kong Investment Limited.

Save as disclosed above, as of 30 June 2022, the Directors and the chief executive of the Company were not aware of any persons (other than the Directors or the chief executive of the Company) who had an interest or short position in the shares or underlying shares of the Company which were required to be disclosed to the Company and the Stock Exchange in accordance with Divisions 2 and 3 of Part XV of the SFO, or which were required to be entered in the register kept by the Company under section 336 of the SFO.

### SHARE OPTION SCHEME

The Share Option Scheme was conditionally adopted by a written resolution of the Shareholders on 20 October 2018 (the “**Adoption Date**”). The purpose of the Share Option Scheme is to enable the Company to grant options to eligible participants as incentives or rewards for their contribution or potential contribution to the Group.

#### Maximum number of Shares

The total number of Shares which may be issued upon exercise of all options to be granted under the Share Option Scheme and any other share option schemes of our Company must not in aggregate exceed 80,000,000 shares (the “**Scheme Mandate Limit**”), being 10% of the shares in issue on the Listing Date (but taking no account of any Shares which may be issued under the exercise of the Over-allotment Option (as defined in the Prospectus), being 800,000,000 shares. Options lapsed in accordance with the terms of the Share Option Scheme will not be counted for the purpose of calculating the Scheme Mandate Limit.

## 其他資料

## OTHER INFORMATION

### 購股權計劃的期限

購股權計劃的有效期限為採納日期起計六年。

於2022年1月1日，根據購股權計劃已授出但仍未行使的購股權的股份數目為21,195,000股。於2022年6月30日，根據購股權計劃已授出但仍未行使的購股權的股份數目為16,952,000股，相當於2022年6月30日本公司已發行股本總數約1.95%。

於本報告日期，本公司購股權計劃項下可供發行股份總數為51,990,000股，佔於本報告日期已發行股本的約5.97%。

有關購股權計劃之進一步詳情，見招股章程「法定及一般資料 — 購股權計劃」一節。購股權計劃之尚餘有效期約為兩年兩個月。

於2019年9月2日（「**第一次授出日期**」），合共16,000,000份購股權（「**第一批購股權**」）已授出予本公司三名執行董事及29名僱員，股份於緊接第一次授出日期前的收市價為每股5.86港元。第一批購股權自第一次授出日期起直至2024年10月19日止期間內有效，並須待下列條件達成後方可歸屬：

- (i) 於第一次授出日期起計12個月後，及年度個人表現至少達致「合格」等級，歸屬第一批購股權總數的40%；
- (ii) 於第一次授出日期起計24個月後，及年度個人表現至少達致「合格」等級，歸屬第一批購股權總數的30%；及
- (iii) 於第一次授出日期起計36個月後，及年度個人表現至少達致「合格」等級，歸屬第一批購股權總數的30%。

### Period of the Share Option Scheme

The Share Option Scheme will remain in force for a period of six years commencing from the Adoption Date.

As at 1 January 2022, the number of shares in respect of which options had been granted and remained outstanding under the Share Option Scheme was 21,195,000. As at 30 June 2022, the number of shares in respect of which options had been granted and remained outstanding under the Share Option Scheme was 16,952,000, representing approximately 1.95% of the total issued share capital of the Company as at 30 June 2022.

The total number of Shares available for issue under the Share Option Scheme of the Company as at the date of this report is 51,990,000, which is approximately 5.97% of the issued share capital as at the date of this report.

For further information regarding the Share Option Scheme, see “Statutory and General Information — Share Option Scheme” of the Prospectus. The remaining life of the Share Option Scheme is around 2 years and 2 months.

On 2 September 2019 (the “**Date of First Granting**”), a total of 16,000,000 share options (the “**First Batch Share Options**”) were granted to 3 executive Directors and 29 employees of the Company. Closing price per share immediately preceding the Date of First Granting amounted to HK\$5.86. The First Batch Share Options are valid for a period commencing from the Date of First Granting until 19 October 2024, and vesting of the First Batch Share Options is conditional upon the fulfilment of the following conditions:

- (i) upon 12 months from the Date of First Granting, and annual individual performance reaching at least the grade of “pass”, 40% of the total number of the First Batch Share Options;
- (ii) upon 24 months from the Date of First Granting, and annual individual performance reaching at least the grade of “pass”, 30% of the total number of the First Batch Share Options; and
- (iii) upon 36 months from the Date of First Granting, and annual individual performance reaching at least the grade of “pass”, 30% of the total number of the First Batch Share Options.

## 其他資料

### OTHER INFORMATION

於2020年6月30日(「第二次授出日期」)，合共2,960,000份購股權(「第二批購股權」)已授出予本公司10名僱員，股份於緊接第二次授出日期前的收市價為19.54港元。第二批購股權自第二次授出日期起至2024年10月19日止期間內有效，並須待下列條件達成後方可歸屬：

On 30 June 2020 (the “Date of Second Granting”), a total of 2,960,000 share options (the “Second Batch Share Options”) were granted to 10 employees of the Company. Closing price per share immediately preceding the Date of Second Granting amounted to HK\$19.54. The Second Batch Share Options are valid for a period commencing from the Date of Second Granting until 19 October 2024, and vesting of the Second Batch Share Options is conditional upon the fulfilment of the following conditions:

第二批購股權數目 No. of Second Batch Share Options	歸屬日期 Vesting Date	歸屬條件 Vesting Conditions
30% 的第二批購股權	2021年6月30日	截至2020年12月31日止年度與截至2019年12月31日止年度本公司權益股東應佔淨利潤相比，增幅至少40%及年度個人表現至少達致「合格」等級
30% of the Second Batch Share Options	30 June 2021	The net profit attributable to equity shareholders of the Company for the year ended 31 December 2020 has an increment of at least 40% as compared with that for the year ended 31 December 2019 and annual individual performance reaching at least the grade of “pass”
30% 的第二批購股權	2022年6月30日	截至2021年12月31日止年度與截至2019年12月31日止年度本公司權益股東應佔淨利潤相比，增幅至少120%及年度個人表現至少達致「合格」等級
30% of the Second Batch Share Options	30 June 2022	The net profit attributable to equity shareholders of the Company for the year ended 31 December 2021 has an increment of at least 120% as compared with that for the year ended 31 December 2019 and annual individual performance reaching at least the grade of “pass”
40% 的第二批購股權	2023年6月30日	截至2022年12月31日止年度與截至2019年12月31日止年度本公司權益股東應佔淨利潤相比，增幅至少230%及年度個人表現至少達致「合格」等級
40% of the Second Batch Share Options	30 June 2023	The net profit attributable to equity shareholders of the Company for the year ending 31 December 2022 has an increment of at least 230% as compared with that for the year ended 31 December 2019 and annual individual performance reaching at least the grade of “pass”

## 其他資料

### OTHER INFORMATION

於2020年11月10日(「第三次授出日期」)，合共1,350,000份購股權(「第三批購股權」)已授出予本公司1名僱員，股份於緊接第三次授出日期前的收市價為20.75港元。第三批購股權自第三次授出日期起至2024年10月19日止期間內有效，並須待下列條件達成後方可歸屬：

On 10 November 2020 (the “Date of Third Granting”), a total of 1,350,000 share options (the “Third Batch Share Options”) were granted to 1 employee of the Company. Closing price per share immediately preceding the Date of Third Granting amounted to HK\$20.75. The Third Batch Share Options are valid for a period commencing from the Date of Third Granting until 19 October 2024, and vesting of the Third Batch Share Options is conditional upon the fulfilment of the following conditions:

第三批購股權數目 No. of Third Batch Share Options	歸屬日期 Vesting Date	歸屬條件 Vesting Conditions
30%的第三批購股權	2021年6月30日	截至2020年12月31日止年度與截至2019年12月31日止年度本公司權益股東應佔淨利潤相比，增幅至少40%及年度個人表現至少達致「合格」等級
30% of the Third Batch Share Options	30 June 2021	The net profit attributable to equity shareholders of the Company for the year ended 31 December 2020 has an increment of at least 40% as compared with that for the year ended 31 December 2019 and annual individual performance reaching at least the grade of “pass”
30%的第三批購股權	2022年6月30日	截至2021年12月31日止年度與截至2019年12月31日止年度本公司權益股東應佔淨利潤相比，增幅至少120%及年度個人表現至少達致「合格」等級
30% of the Third Batch Share Options	30 June 2022	The net profit attributable to equity shareholders of the Company for the year ended 31 December 2021 has an increment of at least 120% as compared with that for the year ended 31 December 2019 and annual individual performance reaching at least the grade of “pass”
40%的第三批購股權	2023年6月30日	截至2022年12月31日止年度與截至2019年12月31日止年度本公司權益股東應佔淨利潤相比，增幅至少230%及年度個人表現至少達致「合格」等級
40% of the Third Batch Share Options	30 June 2023	The net profit attributable to equity shareholders of the Company for the year ending 31 December 2022 has an increment of at least 230% as compared with that for the year ended 31 December 2019 and annual individual performance reaching at least the grade of “pass”

## 其他資料

### OTHER INFORMATION

於2021年7月1日(「第四次授出日期」)，合共7,700,000份購股權(「第四批購股權」)已授出予本公司13名僱員，股份於緊接第四次授出日期前的收市價為23.6港元。第四批購股權自第三次授出日期起至2024年10月19日止期間內有效，並須待下列條件達成後方可歸屬：

On 1 July 2021 (the “Date of Fourth Granting”), a total of 7,700,000 share options (the “Fourth Batch Share Options”) were granted to 13 employees of the Company. Closing price per share immediately preceding the Date of Fourth Granting amounted to HK\$23.6. The Fourth Batch Share Options are valid for a period commencing from the Date of Third Granting until 19 October 2024, and vesting of the Fourth Batch Share Options is conditional upon the fulfilment of the following conditions:

第四批購股權數目 No. of Fourth Batch Share Options	歸屬日期 Vesting Date	歸屬條件 Vesting Conditions
30%的第四批購股權	2022年7月1日	截至2021年12月31日止年度與截至2020年12月31日止年度本公司權益股東應佔淨利潤相比，已達到若干目標及年度個人表現至少達致「合格」等級
30% of the Fourth Batch Share Options	1 July 2022	The net profit attributable to equity shareholders of the Company for the year ended 31 December 2021 reaches certain goals as compared with that for the year ended 31 December 2020 and annual individual performance reaching at least the grade of “pass”
30%的第四批購股權	2023年7月1日	截至2022年12月31日止年度與截至2020年12月31日止年度本公司權益股東應佔淨利潤相比，已達到若干目標及年度個人表現至少達致「合格」等級
30% of the Fourth Batch Share Options	1 July 2023	The net profit attributable to equity shareholders of the Company for the year ending 31 December 2022 reaches certain goals as compared with that for the year ended 31 December 2020 and annual individual performance reaching at least the grade of “pass”
40%的第四批購股權	2024年7月1日	截至2023年12月31日止年度與截至2020年12月31日止年度本公司權益股東應佔淨利潤相比，已達到若干目標及年度個人表現至少達致「合格」等級
40% of the Fourth Batch Share Options	1 July 2024	The net profit attributable to equity shareholders of the Company for the year ending 31 December 2023 reaches certain goals as compared with that for the year ended 31 December 2020 and annual individual performance reaching at least the grade of “pass”

## 其他資料

## OTHER INFORMATION

於截至2022年6月30日止六個月內，購股權之變動詳情如下：

During the six months ended 30 June 2022, details for changes of the share options are as follows:

購股權持有人姓名	授出日期	於2022年	期內授出	行使價	期內行使	期內失效	期內註銷	於2022年
		1月1日		(港元)				6月30日
Name of share options holders	Date of grant	購股權涉及的股份數目	Granted during the period	Exercise price (HKD)	Exercised during the period	Lapsed during the period	Cancelled during the period	購股權涉及的股份數目
		Number of shares involved in the share options on 1 January 2022						Number of shares involved in the share options on 30 June 2022
執行董事								
Executive Directors								
戚小明先生	2019年9月2日	450,000	—	6.18	—	—	—	450,000
Mr. Qi Xiaoming	2 September 2019							
吳新利先生	2020年11月10日	1,350,000	—	20.85	—	405,000	—	945,000
Mr. Gao Xinli	10 November 2020							
吳倩倩女士	2019年9月2日	1,000,000	—	6.18	—	—	—	1,000,000
Ms. Wu Qianqian	2 September 2019							
小計	—	2,800,000	—	—	—	405,000	—	2,395,000
Sub-total								
其他承授人	2019年9月2日	8,335,000 <sup>(1)</sup>	—	6.18	470,000	—	—	7,865,000
Other Grantees	2 September 2019							
	2020年6月30日	2,360,000	—	19.90	—	708,000	—	1,652,000
	30 June 2020							
	2021年7月1日	7,700,000	—	23.60	—	2,660,000	—	5,040,000
	1 July 2021							
小計	—	18,395,000	—	—	470,000	3,368,000	—	14,557,000
Sub-total								
總計	—	21,195,000	—	—	470,000	3,773,000	—	16,952,000
Total								

附註：

Notes:

- 包括已授予蘭子勇先生(自2021年7月5日辭任的前執行董事)的800,000份購股權。
- 於截至2022年6月30日止六個月內，股份於緊接購股權行使日期前的加權平均收市價為9.70港元。



## OTHER INFORMATION

### 股份獎勵計劃

本公司自2019年11月15日起採納一項股份獎勵計劃，以表彰若干僱員作出的貢獻，並激勵彼等為本集團未來長期發展繼續作出更大貢獻，詳情載於本公司日期為2019年11月15日的公告。據此，本公司將根據整體薪酬激勵規劃委託股份獎勵計劃的受託人從公開市場購入現有股份，並以信託形式代若干僱員持有，直至該等股份歸屬予彼等為止。根據股份獎勵計劃作出的所有相關授出涉及的最高股份數目(不包括已根據股份獎勵計劃沒收的獎勵股份)累計不得超過於2019年11月15日本公司已發行股本總數的1.25%。該股份獎勵計劃於2021年7月1日及2021年8月23日進行修訂，將相關授出涉及的最高股份數目(不包括已根據股份獎勵計劃沒收的獎勵股份)調整至累計不得超過於2021年8月23日本公司已發行股本總數的5.0%。

於截至2022年6月30日止六個月內，本公司根據股份獎勵計劃向若干僱員授出合共5,030,000份獎勵股份，以表彰彼等向本集團作出的貢獻。有關授出獎勵股份的詳情，請參閱本公司日期為2022年3月28日的公告。

### SHARE AWARD SCHEME

The Company adopted a share award scheme with effect from 15 November 2019, to recognise the contribution of certain employees and to provide incentives for them to continuously make greater contributions for the Group's long-term growth in the future, details of which are set out in the announcement of the Company dated 15 November 2019. Accordingly, the Company will entrust the trustee of the Share Award Scheme to purchase existing shares in the open market based on the overall remuneration incentive plan. The said trustee will hold such shares on behalf of certain employees on trust, until such shares are vested with them. The aggregated maximum number of shares underlying all grants made pursuant to the Share Award Scheme (excluding share awards that have been forfeited in accordance with the Share Award Scheme) must not exceed 1.25% of the total issued share capital of the Company as at 15 November 2019. The Share Award Scheme was amended on 1 July 2021 and 23 August 2021, and an adjustment was made so that the aggregated maximum number of shares underlying all grants made pursuant to the Share Award Scheme (excluding award shares that have been forfeited in accordance with the Share Award Scheme) must not exceed 5.0% of the total issued share capital of the Company as at 23 August 2021.

During the six months ended 30 June 2022, the Company granted a total of 5,030,000 award shares to certain employees in recognition of their contributions to the Group under the Share Award Scheme. For details of the grant of award shares, please refer to the announcement of the Company dated 28 March 2022.

## 其他資料

## OTHER INFORMATION

於截至2022年6月30日止六個月內，獎勵股份之變動詳情如下：

During the six months ended 30 June 2022, details for changes of award shares are set out as follows:

獎勵股份持有人姓名	授出日期	於2022年 1月1日 獎勵股份涉及的 股份數目 Number of shares involved in the award shares on 1 January 2022	期內授出 Granted during the period	期內獲歸屬 Vested during the period	期內失效 Lapsed during the period	期內註銷 Cancelled during the period	於2022年 6月30日 獎勵股份涉及的 股份數目 Number of shares involved in the award shares on 30 June 2022
Name of award shares holders	Date of grant	Number of shares involved in the award shares on 1 January 2022	Granted during the period	Vested during the period	Lapsed during the period	Cancelled during the period	Number of shares involved in the award shares on 30 June 2022
<b>執行董事</b>							
<b>Executive Directors</b>							
戚小明先生	2020年6月30日	700,000	—	—	300,000	—	400,000
Mr. Qi Xiaoming	30 June 2020						
	2022年3月28日	—	500,000	—	—	—	500,000
	28 March 2022						
吳新利先生	2020年11月10日	525,000	—	—	225,000	—	300,000
Mr. Gao Xinli	10 November 2020						
	2022年3月28日	—	300,000	—	—	—	300,000
	28 March 2022						
吳倩倩女士	2020年6月30日	175,000	—	—	75,000	—	100,000
Ms. Wu Qianqian	30 June 2020						
	2022年3月28日	—	100,000	—	—	—	100,000
	28 March 2022						
<b>小計</b>	<b>—</b>	<b>1,400,000</b>	<b>900,000</b>	<b>—</b>	<b>600,000</b>	<b>—</b>	<b>1,700,000</b>
<b>Sub-total</b>							
<b>其他承授人</b>							
<b>Other Grantees</b>							
	2020年6月30日	2,345,000	—	—	1,005,000	—	1,340,000 <sup>(1)</sup>
	30 June 2020						
	2021年7月1日	2,300,000	—	—	690,000	—	1,610,000
	1 July 2021						
	2022年3月28日	—	4,130,000	—	—	—	4,130,000 <sup>(2)</sup>
	28 March 2022						
<b>小計</b>	<b>—</b>	<b>4,645,000</b>	<b>4,130,000</b>	<b>—</b>	<b>1,695,000</b>	<b>—</b>	<b>7,080,000</b>
<b>Sub-total</b>							
<b>總計</b>	<b>—</b>	<b>6,045,000</b>	<b>5,030,000</b>	<b>—</b>	<b>2,295,000</b>	<b>—</b>	<b>8,780,000</b>
<b>Total</b>							

附註：

Note:

- 包括已授予蘭子勇先生(自2021年7月5日辭任的前執行董事)的48,000份獎勵股份。
- 包括已授予蘭子勇先生的50,000份獎勵股份。

- Including 48,000 award shares granted to Mr. Lan Ziyong, a former executive Director who resigned on 5 July 2021.
- Including 50,000 award shares granted to Mr. Lan Ziyong.

## 其他資料

### OTHER INFORMATION

#### 董事購買股份或債權證之權利

除於本中期報告所披露者外，於截至2022年6月30日止六個月，概無任何董事或彼等各自之配偶或未成年子女獲授權透過購入本公司股份或債權證而得益，亦無董事行使任何該等權利，而本公司或其任何控股公司、同系附屬公司及附屬公司概無訂立任何安排，致使董事可取得任何其他公司之該等權利。

#### DIRECTORS' RIGHTS TO ACQUIRE SHARES OR DEBENTURES

Save as disclosed in this interim report, during the six months ended 30 June 2022, there were no such rights to acquire benefits by means of acquisition of shares or debentures of the Company granted to any Directors or their respective spouse or minor children, or were there any such rights exercised by them, or was the Company or any of its holding companies, fellow subsidiaries and subsidiaries a party to any arrangement to enable the Directors to acquire such rights in any other corporations.

## 簡明綜合全面收入表

# CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

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

		截至6月30日止六個月 Six months ended 30 June	
		2022年 2022 未經審核 Unaudited 人民幣千元 RMB'000	2021年 2021 未經審核 Unaudited 人民幣千元 RMB'000
	附註 Note		
收入	<b>Revenue</b>	7	2,465,961
銷售及服務成本	Cost of sales and services	7,8	(1,749,832)
<b>毛利</b>	<b>Gross profit</b>		716,129
銷售及營銷費用	Selling and marketing expenses	8	(29,168)
行政費用	Administrative expenses	8	(208,839)
金融資產的減值虧損淨額	Net impairment losses on financial assets		(71,378)
其他收入	Other income	9	44,874
其他費用	Other expenses		(2,422)
其他虧損淨額	Other losses – net	10	(120,476)
<b>經營利潤</b>	<b>Operating profit</b>		328,720
財務收入	Finance income		13,927
財務成本	Finance costs		(403)
財務收入淨額	Finance income – net	11	13,524
<b>除所得稅前利潤</b>	<b>Profit before income tax</b>		342,244
所得稅費用	Income tax expense	12	(84,545)
<b>期內利潤</b>	<b>Profit for the period</b>		257,699
<b>其他全面收入</b>	<b>Other comprehensive income</b>		
可能重新分類至損益的項目	Items that may be reclassified to profit or loss		
按公允價值計入其他全面收入的債務工具公允價值變動	Changes in the fair value of debt instruments at fair value through other comprehensive income		(26,791)
按公允價值計入其他全面收入的債務工具的信用虧損	Credit loss of debt instruments at fair value through other comprehensive income		16,600
<b>期內其他全面收入</b>	<b>Other comprehensive income for the period</b>		(10,191)
<b>期內總全面收入</b>	<b>Total comprehensive income for the period</b>		247,508
以下人士應佔期內利潤：	Profit for the period is attributable to:		
– 本公司擁有人	– Owners of the Company		225,816
– 非控股權益	– Non-controlling interests		31,883
			257,699
以下人士應佔期內總全面收入：	Total comprehensive income for the period is attributable to:		
– 本公司擁有人	– Owners of the Company		215,625
– 非控股權益	– Non-controlling interests		31,883
			247,508
<b>每股盈利</b>	<b>Earnings per share</b>		
(以每股人民幣元表示)	(expressed in RMB per share)		
– 每股基本盈利	– Basic earnings per share	16(a)	0.26
– 每股攤薄盈利	– Diluted earnings per share	16(b)	0.26

上述簡明綜合全面收入表應與隨附附註一併閱讀。

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

## 簡明綜合財務狀況表

# CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

於2022年6月30日 As at 30 June 2022

		於2022年 6月30日 As at 30 June 2022 未經審核 Unaudited 人民幣千元 RMB'000	於2021年 12月31日 As at 31 December 2021 經審核 Audited 人民幣千元 RMB'000
		附註 Note	
<b>資產</b>	<b>Assets</b>		
<b>非流動資產</b>	<b>Non-current assets</b>		
物業、廠房及設備	Property, plant and equipment	14	58,890
使用權資產	Right-of-use assets	14	19,722
無形資產	Intangible assets	15	728,325
於一間聯營公司的投資	Investments in an associate		4,000
遞延稅項資產	Deferred tax assets	23	54,509
按金	Deposits	18	1,944
按公允價值計入損益的 金融資產	Financial assets at fair value through profit or loss	5.3	205,873
<b>非流動資產總額</b>	<b>Total non-current assets</b>		<b>1,130,380</b>
<b>流動資產</b>	<b>Current assets</b>		
存貨	Inventories		28,301
合約資產	Contract assets		289,495
按公允價值計入其他全面 收入的金融資產	Financial assets at fair value through other comprehensive income	5.3	52,390
按公允價值計入損益的 金融資產	Financial assets at fair value through profit or loss	5.3	245,032
貿易應收款項	Trade receivables	17	622,758
預付款項、按金及其他應收 款項	Prepayments, deposits and other receivables	18	594,304
現金及現金等價物	Cash and cash equivalents	19	2,504,102
<b>流動資產總額</b>	<b>Total current assets</b>		<b>4,460,021</b>
<b>資產總額</b>	<b>Total assets</b>		<b>5,590,401</b>
<b>權益</b>	<b>Equity</b>		
<b>本公司擁有人應佔權益</b>	<b>Equity attributable to owners of the Company</b>		
股本	Share capital	20	59,900
儲備	Reserves		2,224,020
			<b>2,368,718</b>
非控股權益	Non-controlling interests		240,712
<b>權益總額</b>	<b>Total equity</b>		<b>2,643,888</b>

## 簡明綜合財務狀況表

# CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

於2022年6月30日 As at 30 June 2022

			於2022年 6月30日 As at 30 June 2022 未經審核 Unaudited 人民幣千元 RMB'000	於2021年 12月31日 As at 31 December 2021 經審核 Audited 人民幣千元 RMB'000
		附註 Note		
<b>負債</b>	<b>Liabilities</b>			
<b>非流動負債</b>	<b>Non-current liabilities</b>			
租賃負債	Lease liabilities	14	9,362	11,310
撥備	Provisions		1,273	2,064
貿易及其他應付款項	Trade and other payables	22	77,136	92,857
遞延稅項負債	Deferred tax liabilities	23	105,162	97,375
<b>非流動負債總額</b>	<b>Total non-current liabilities</b>		<b>192,933</b>	203,606
<b>流動負債</b>	<b>Current liabilities</b>			
租賃負債	Lease liabilities	14	3,035	3,129
借款	Borrowings		5,317	–
合約負債	Contract liabilities		778,460	776,038
貿易及其他應付款項	Trade and other payables	22	1,686,790	1,729,360
即期所得稅負債	Current income tax liabilities		121,280	147,587
應付股息	Dividend payable	13	158,698	25,293
<b>流動負債總額</b>	<b>Total current liabilities</b>		<b>2,753,580</b>	2,681,407
<b>負債總額</b>	<b>Total liabilities</b>		<b>2,946,513</b>	2,885,013
<b>權益及負債總額</b>	<b>Total equity and liabilities</b>		<b>5,590,401</b>	5,409,645
<b>流動資產淨額</b>	<b>Net current assets</b>		<b>1,706,441</b>	1,654,975

上述簡明綜合財務狀況表應與隨附附註一併閱讀。

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



## 簡明綜合權益變動表

# CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

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

		本公司擁有人應佔				
		Attribute to owners of the Company				
		股本	儲備	合計	非控股權益	權益總額
附註 Note	Share capital 人民幣千元 RMB'000	Reserves 人民幣千元 RMB'000	Total 人民幣千元 RMB'000	Non- controlling interests 人民幣千元 RMB'000	Total Equity 人民幣千元 RMB'000	
(未經審核)	(Unaudited)					
於2021年1月1日的結餘	Balance at 1 January 2021	56,641	1,225,167	1,281,808	127,781	1,409,589
期內利潤	Profit for the period	-	286,417	286,417	17,661	304,078
期內其他全面收入	Other comprehensive income for the period	-	-	-	-	-
期內總全面收入	Total comprehensive income for the period	-	286,417	286,417	17,661	304,078
直接於權益確認的與擁有人進行的交易	Transactions with owners recognised directly in equity					
收購附屬公司	Acquisition of subsidiaries	-	-	-	9,422	9,422
新增附屬公司	Addition of subsidiaries	-	-	-	1,030	1,030
非控股權益注資	Injection of capital from non-controlling interests	-	-	-	1,753	1,753
為附屬公司非控股權益購買股份	Share purchase for non-controlling interests of a subsidiary	-	464	464	(1,334)	(870)
以股份為基礎的付款	Share-based payment	-	23,417	23,417	-	23,417
配股	Share placing	3,252	861,149	864,401	-	864,401
本公司宣派的股息	Dividends declared by the Company	-	(239,819)	(239,819)	-	(239,819)
根據2019年購股權計劃行使購股權	Exercise of share option under 2019 share option scheme	131	10,303	10,434	-	10,434
行使庫存股份中的未受限制股份	Exercise of unrestricted shares from stock shares	-	14,372	14,372	-	14,372
於2021年6月30日的結餘	Balance at 30 June 2021	60,024	2,181,470	2,241,494	156,313	2,397,807
(未經審核)	(Unaudited)					
於2022年1月1日的結餘	Balance at 1 January 2022	59,900	2,224,020	2,283,920	240,712	2,524,632
期內利潤	Profit for the period	-	225,816	225,816	31,883	257,699
期內其他全面收入	Other comprehensive income for the period	-	(10,191)	(10,191)	-	(10,191)
期內總全面收入	Total comprehensive income for the period	-	215,625	215,625	31,883	247,508
直接於權益確認的與擁有人進行的交易	Transactions with owners recognised directly in equity					
收購附屬公司	Acquisition of a subsidiary	24	-	-	2,864	2,864
非控股權益注資	Injection of capital from non-controlling interests	-	-	-	308	308
為附屬公司非控股權益購買股份	Share purchase for non-controlling interests of a subsidiary	-	114	114	(214)	(100)
購回股份	Buy-back of shares	-	(3,765)	(3,765)	-	(3,765)
以股份為基礎的付款	Share-based payment	21	4,433	4,433	-	4,433
本公司宣派的股息	Dividends declared by the Company	13	(134,944)	(134,944)	-	(134,944)
一間附屬公司宣派非控股權益的股息	Dividends declared by a subsidiary to non-controlling interests	13	-	-	(129)	(129)
出售附屬公司	Disposal of a subsidiary	-	-	-	(779)	(779)
附屬公司增資	Capital increase in a subsidiary	-	975	975	525	1,500
根據2019年購股權計劃行使購股權	Exercise of share option under 2019 share option scheme	20	30	2,360	-	2,360
於2022年6月30日的結餘	Balance at 30 June 2022	59,930	2,308,788	2,368,718	275,170	2,643,888

上述簡明綜合權益變動表應與隨附附註一併閱讀。

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

## 簡明綜合現金流量表

# CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

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

		截至6月30日止六個月 Six months ended 30 June	
		2022年 2022 未經審核 Unaudited 人民幣千元 RMB'000	2021年 2021 未經審核 Unaudited 人民幣千元 RMB'000
	附註 Note		
<b>經營活動所得現金流量</b>	<b>Cash flows from operating activities</b>		
經營所得現金	Cash generated from operations	(274,175)	103,487
已付所得稅	Income tax paid	(107,456)	(62,214)
<b>經營活動(使用)/產生的現金淨額</b>	<b>Net cash (used in)/generated from operating activities</b>	<b>(381,631)</b>	<b>41,273</b>
<b>投資活動產生現金流量</b>	<b>Cash flows from investing activities</b>		
出售物業、廠房及設備所得款項	Proceeds from sales of property, plant and equipment	2,963	162
出售按公允價值計入損益的金融資產所得款項	Proceeds from sale of financial assets at fair value through profit or loss	350,448	639,849
來自按公允價值計入損益的金融資產的利息收入	Interest income derived from financial assets at fair value through profit or loss	33,950	18,242
出售附屬公司的現金流入淨額	Net cash inflow for disposal of a subsidiary	25 167	—
收購附屬公司的現金流出淨額	Net cash outflow for acquisition of a subsidiary	24 (3,897)	(24,147)
支付收購附屬公司的未償代價	Payment for unsettled consideration of acquisition of subsidiaries	(132,389)	(15,799)
支付購置無形資產	Payments for acquisition of intangible assets	15 (11,827)	(2,500)
支付購置物業、廠房及設備及非流動預付款項	Payments for acquisition of property, plant and equipment and non-current prepayment	14 (11,274)	(28,071)
支付購置按公允價值計入損益的金融資產	Payments for acquisition of financial assets at fair value through profit or loss	(523,501)	(730,672)
<b>投資活動使用的現金淨額</b>	<b>Net cash used in investing activities</b>	<b>(295,360)</b>	<b>(142,936)</b>
<b>融資活動所得現金流量</b>	<b>Cash flows from financing activities</b>		
根據2019年購股權計劃行使購股權	Exercise of share option under 2019 share option scheme	20 2,360	10,434
附屬公司增資	Capital increase in a subsidiary	1,500	—
借款所得款項	Proceeds from borrowings	1,168	—
配售普通股	Placing of ordinary share	—	864,401
非控股權益注資	Capital contribution from non-controlling interests	308	1,753
為附屬公司非控股權益購買股份	Share purchase for non-controlling interests of a subsidiary	(100)	(870)
收到非控股權益為新附屬公司注資	Capital injection for new subsidiaries from non-controlling interests	—	1,030
租賃款項的本金部分及其利息	Principal elements of lease payments and its interests	(8,389)	(3,885)
支付股份購回款項	Payment for share buy-back	(3,765)	—
向本公司股東支付股息	Dividends paid to company's shareholders	(1,668)	—
<b>融資活動(使用)/產生現金淨額</b>	<b>Net cash (used in)/generated from financing activities</b>	<b>(8,586)</b>	<b>872,863</b>

## 簡明綜合現金流量表

# CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

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

		截至6月30日止六個月	
		Six months ended 30 June	
		2022年	2021年
		2022	2021
		未經審核	未經審核
		Unaudited	Unaudited
		人民幣千元	人民幣千元
		RMB'000	RMB'000
	附註 Note		
現金及現金等價物(減少)/ 增加淨額	<b>Net (decrease)/increase in cash and cash equivalents</b>	<b>(685,577)</b>	771,200
於期初的現金及現金等價物	Cash and cash equivalents at beginning of the period	<b>2,504,102</b>	1,882,136
匯率變動對現金及現金等 價物的影響	Effects of exchange rate changes on cash and cash equivalents	<b>12,629</b>	(10,643)
於期末的現金及現金等價物	<b>Cash and cash equivalents at end of the period</b>	<b>1,831,154</b>	2,642,693

上述簡明綜合現金流量表應與隨附附註一併閱讀。

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

## 簡明綜合中期財務資料附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

## 1 一般資料

新城悅服務集團有限公司(「本公司」)於2018年1月16日根據開曼群島公司法(第22章, 1961年第3號法例, 經合併及修訂)在開曼群島註冊成立為獲豁免有限公司。本公司的註冊辦事處為Maples Corporate Services Limited, 地址為 PO Box 309, Ugland House, Grand Cayman, KY1-1104 Cayman Islands。

本公司為一家投資控股公司, 與其附屬公司主要於中華人民共和國(「中國」)提供物業管理服務及增值服務。最終控股公司為Infinity Fortune Development Limited。本集團的最終控股股東為王振華先生(「王先生」或「最終控股股東」)。

本公司於2018年11月6日以香港聯合交易所有限公司作為第一上市地。

除另有指明外, 簡明綜合中期財務資料以人民幣(「人民幣」)千元呈列, 並已由本公司董事會於2022年8月26日批准及授權刊發。

簡明綜合中期財務資料未經審核。

## 2 編製基準

截至2022年6月30日止六個月的簡明綜合中期財務資料已根據香港會計師公會(「香港會計師公會」)頒佈的香港會計準則(「香港會計準則」)第34號「中期財務報告」編製。

簡明綜合中期財務資料應與本公司截至2021年12月31日止年度的年度綜合財務報表(「2021年財務報表」)一併閱讀, 該等年度綜合財務報表乃根據香港會計師公會頒佈的香港財務報告準則(「香港財務報告準則」)編製。

## 1 GENERAL INFORMATION

S-Enjoy Service Group Company Limited (the “Company”) was incorporated in the Cayman Islands on 16 January 2018 as an exempted company with limited liability under the Companies Law (Cap.22, law 3 of 1961 as consolidated and revised) of the Cayman Islands. The address of the Company’s registered office is Maples Corporate Services Limited, PO Box 309, Ugland House, Grand Cayman, KY1-1104 Cayman Islands.

The Company is an investment holding company and its subsidiaries are principally engaged in the provision of property management services and value-added services in the People’s Republic of China (the “PRC”). The ultimate controlling company is Infinity Fortune Development Limited. The ultimate controlling shareholder of the Group is Mr. Wang Zhenhua (“Mr. Wang” or the “Ultimate Controlling Shareholder”).

The Company has its primary listing on The Stock Exchange of Hong Kong Limited on 6 November 2018.

The condensed consolidated interim financial information has been presented in thousands of Renminbi (“RMB”), unless otherwise stated, and were approved and authorised for issue by the board of directors of the Company on 26 August 2022.

The condensed consolidated interim financial information has not been audited.

## 2 BASIS OF PREPARATION

The condensed consolidated interim financial information for the six months ended 30 June 2022 has been prepared in accordance with Hong Kong Accounting Standard (“HKAS”) 34 “Interim Financial Reporting”, issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”).

The condensed consolidated interim financial information should be read in conjunction with the annual consolidated financial statements of the Company for the year ended 31 December 2021 (“2021 Financial Statements”), which have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”) issued by the HKICPA.

### 3 會計政策

除於截至2022年6月30日止六個月首次適用於本集團的新生效準則、修訂本及詮釋外，已採納的會計政策與2021年財務報表所採納者一致。

中期所得稅乃採用適用於預期年度盈利總額的稅率計算。

#### 3.1 本集團於截至2022年6月30日止六個月採納的新訂準則、修訂本及詮釋

- 物業、廠房及設備：擬定用途前所得款項 – 香港會計準則第16號(修訂本)
- 概念框架之提述 – 香港財務報告準則第3號(修訂本)
- 虧損合約 – 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2018年至2020年之年度改進

自2022年1月1日起採納上述新訂準則、修訂本及詮釋並無對本集團截至2022年6月30日止六個月的經營業績及財務狀況造成任何重大影響。

#### 3.2 已頒佈但本集團尚未應用的準則的影響

若干新訂會計準則、修訂本及詮釋已頒佈但於自2022年1月1日開始的財政年度尚未強制生效，且本集團並無提早採納。預期該等新訂會計準則、修訂本及詮釋生效時將不會對本集團的財務資料造成重大影響。

### 3 ACCOUNTING POLICIES

Except for the newly effective standards, amendments and interpretations that became applicable to the Group first time in the six months ended 30 June 2022, the accounting policies adopted are consistent with those of the 2021 Financial Statements as described therein.

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

#### 3.1 New standards, amendments and interpretation adopted by the Group in the six months ended 30 June 2022

- Property, Plant and Equipment: Proceeds before intended use – Amendments to HKAS 16
- Reference to the Conceptual Framework – Amendments to HKFRS 3
- Onerous Contracts – Cost of Fulfilling a Contract – Amendments to HKAS 37
- Annual Improvements to HKFRS 2018–2020

The adoption of the above new standard, amendments and interpretation starting from 1 January 2022 did not give rise to any significant impact on the Group's results of operations and financial position for the six months ended 30 June 2022.

#### 3.2 Impact of standards issued but not yet applied by the Group

Certain new accounting standard, amendments and interpretation have been published but are not mandatory for the financial year beginning 1 January 2022 and have not been early adopted by the Group. These new accounting standard, amendments and interpretation are not expected to have a material impact on the Group's financial information when they become effective.

## 4 估計

管理層在編製中期財務資料時需要作出判斷、估計及假設，而此等判斷、估計及假設對會計政策的應用及資產及負債、收入及開支的呈報金額造成影響。實際結果可能有別於該等估計。

於編製該等中期財務資料時，管理層對於採用本集團的會計政策及估計不確定因素的主要來源作出的重大判斷，與該等於2021年財務報表內所應用者一致。

## 5 財務風險管理

### 5.1 財務風險因素

本集團的業務使本集團面對不同財務風險：市場風險、信貸風險及流動資金風險。本集團的整體風險管理計劃著重金融市場不可預見的情況，並力求盡量降低對本集團財務表現的潛在不利影響。

簡明綜合中期財務資料並無包括年度財務報表所要求的所有財務風險管理資料及披露，並應與本公司2021年財務報表一併閱讀。

自去年末以來，風險管理部門或任何風險管理政策均未發生任何變動。

### 5.2 資本管理

本集團的資本管理旨在維護本集團持續經營的能力，從而為擁有人提供回報，為其他持份者提供利益，並維持理想的資本架構以降低資本成本。

為了維持或調整資本結構，本集團可能會調整向股東支付的股息金額、發行新股份或出售資產以減少債務。

## 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 these 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 2021 Financial Statements.

## 5 FINANCIAL RISK MANAGEMENT

### 5.1 Financial risk factors

The Group's activities expose it to a variety of financial risks: market risk, credit risk and liquidity risk. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance.

The condensed consolidated interim financial information does not include all financial risk management information and disclosures required in the annual financial statements and should be read in conjunction with the Company's 2021 Financial Statements.

There have been no changes in the risk management department or in any risk management policies since last year end.

### 5.2 Capital management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for owners and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, issue new shares or sell assets to reduce debt.



## 5 財務風險管理(續)

### 5.2 資本管理(續)

本集團以資本負債比率為基礎監控其資本。該比率按負債淨額除以總資本計算。負債淨額按總借款及租賃負債減現金及現金等價物計算。總資本按綜合財務狀況表中所示的「權益」加負債淨額計算。

於2022年6月30日及2021年12月31日，本集團均維持淨現金狀態。

### 5.3 公允價值估計

#### (i) 用於確定公允價值的估值技術

下表利用估值法分析按公允價值入賬的金融工具。不同層級的定義如下：

- 相同資產或負債於活躍市場中的報價(未經調整)(第一層)。
- 除第一層所包括的報價外，該資產或負債的可觀察輸入值，可為直接(即例如價格)或間接(即源自價格)(第二層)可觀察輸入值。
- 資產或負債並非依據可觀察市場數據的輸入值(即非可觀察輸入值)(第三層)。

## 5 FINANCIAL RISK MANAGEMENT (Cont'd)

### 5.2 Capital management (Cont'd)

The Group monitors capital on the basis of the gearing ratio. This ratio is calculated as net debt divided by total capital. Net debt is calculated as total borrowings and lease liabilities less cash and cash equivalents. Total capital is calculated as 'equity' as shown in the consolidated statements of financial position plus net debt.

As at 30 June 2022 and 31 December 2021, the Group maintained at net cash position.

### 5.3 Fair value estimation

#### (i) Valuation techniques used to determine fair value

The table below analyses financial instruments carried at fair value by valuation method. The different levels have been defined as follows:

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

## 簡明綜合中期財務資料附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

## 5 財務風險管理(續)

### 5.3 公允價值估計(續)

#### (ii) 金融資產的公允價值層級

按公允價值計入其他全面收入的金融資產

## 5 FINANCIAL RISK MANAGEMENT (Cont'd)

### 5.3 Fair value estimation (Cont'd)

#### (ii) Fair value hierarchy of financial assets

Financial assets at fair value through other comprehensive income

		第一層 Level 1 人民幣千元 RMB'000	第二層 Level 2 人民幣千元 RMB'000	第三層 Level 3 人民幣千元 RMB'000	合計 Total 人民幣千元 RMB'000
<b>經常性公允價值計量</b>	<b>Recurring fair value measurements</b>				
於2022年6月30日 (未經審核)	At 30 June 2022 (Unaudited)				
<b>金融資產</b>	<b>Financial assets</b>				
美元上市債券	Listed bonds denominated in US Dollars	12,618	–	–	12,618
<b>金融資產總額</b>	<b>Total Financial assets</b>	<b>12,618</b>	<b>–</b>	<b>–</b>	<b>12,618</b>

		第一層 Level 1 人民幣千元 RMB'000	第二層 Level 2 人民幣千元 RMB'000	第三層 Level 3 人民幣千元 RMB'000	合計 Total 人民幣千元 RMB'000
<b>經常性公允價值計量</b>	<b>Recurring fair value measurements</b>				
於2021年12月31日 (經審核)	At 31 December 2021 (Audited)				
<b>金融資產</b>	<b>Financial assets</b>				
美元上市債券	Listed bonds denominated in US Dollars	52,390	–	–	52,390
<b>金融資產總額</b>	<b>Total Financial assets</b>	<b>52,390</b>	<b>–</b>	<b>–</b>	<b>52,390</b>

## 簡明綜合中期財務資料附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

## 5 財務風險管理(續)

### 5.3 公允價值估計(續)

#### (ii) 金融資產的公允價值層級(續)

按公允價值計入損益的金融資產

## 5 FINANCIAL RISK MANAGEMENT (Cont'd)

### 5.3 Fair value estimation (Cont'd)

#### (ii) Fair value hierarchy of financial assets (Cont'd)

Financial assets at fair value through profit or loss

		第一層 Level 1 人民幣千元 RMB'000	第二層 Level 2 人民幣千元 RMB'000	第三層 Level 3 人民幣千元 RMB'000	合計 Total 人民幣千元 RMB'000
<b>經常性公允價值計量</b>	<b>Recurring fair value measurements</b>				
於2022年6月30日 (未經審核)	At 30 June 2022 (Unaudited)				
<b>金融資產</b>	<b>Financial assets</b>				
美元上市債券	Listed bonds denominated in US Dollars	76,964	–	–	76,964
信託產品	Trust products	–	–	79,624	79,624
理財產品	Wealth management product	–	–	152,349	152,349
可換股貸款	Convertible loans	–	–	142,315	142,315
非上市股本證券	Un-listed equity securities	–	–	20,000	20,000
<b>金融資產總額</b>	<b>Total Financial assets</b>	<b>76,964</b>	<b>–</b>	<b>394,288</b>	<b>471,252</b>

		第一層 Level 1 人民幣千元 RMB'000	第二層 Level 2 人民幣千元 RMB'000	第三層 Level 3 人民幣千元 RMB'000	合計 Total 人民幣千元 RMB'000
<b>經常性公允價值計量</b>	<b>Recurring fair value measurements</b>				
於2021年12月31日 (經審核)	At 31 December 2021 (Audited)				
<b>金融資產</b>	<b>Financial assets</b>				
美元上市債券	Listed bonds denominated in US Dollars	217,822	–	–	217,822
信託產品	Trust products	–	–	102,834	102,834
理財產品	Wealth management products	–	–	8,083	8,083
可換股貸款	Convertible loans	–	–	102,166	102,166
非上市優先股	Un-listed preference shares	–	–	20,000	20,000
<b>金融資產總額</b>	<b>Total Financial assets</b>	<b>217,822</b>	<b>–</b>	<b>233,083</b>	<b>450,905</b>

5 財務風險管理(續)

5.3 公允價值估計(續)

(ii) 金融資產的公允價值層級(續)

於年內，就經常性公允價值計量而言，第一層、第二層以及第三層之間並無轉撥。

本集團的政策是於六個月報告期末確認公允價值層級之間的轉入及轉出。

**第一層：**於活躍市場買賣的金融工具(例如公開買賣的衍生工具以及按公允價值計入其他全面收入的交易及金融資產)的公允價值根據六個月報告期末的市場報價列賬。本集團持有的金融資產的市場報價為當時買盤價。該等工具列入第一層。

**第二層：**並非於活躍市場買賣的金融工具(例如場外交易衍生工具)的公允價值採用估值技術釐定，估值技術盡量利用可觀察市場數據，盡量少依賴主體的特定估計。如計算一金融工具的公允價值所需的所有重大輸入值為可觀察數據，則該工具列入第二層。

**第三層：**如一項或多項重大輸入值並非根據可觀察市場數據，則該工具列入第三層。該層級適用於非上市股本證券。

5 FINANCIAL RISK MANAGEMENT (Cont'd)

5.3 Fair value estimation (Cont'd)

(ii) Fair value hierarchy of financial assets (Cont'd)

There were no transfers among levels 1, level 2 and level 3 for recurring fair value measurements during the year.

The Group's policy is to recognise transfers into and transfers out of fair value hierarchy levels as at the end of the reporting six months.

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

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

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

## 簡明綜合中期財務資料附註

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

## 5 財務風險管理 (續)

### 5.3 公允價值估計 (續)

#### (iii) 使用重大不可觀察輸入值計量的公允價值 (第三層)

下表呈列截至2022年6月30日及2021年6月30日止期間第三層項目變動：

		信託產品	理財產品	非上市 股本證券	可換股貸款	非上市優先股	總計
		Trust products	Wealth management products	Unlisted equity securities	Convertible loans	Unlisted preference shares	Total
		人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元
		RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
(未經審核)	(Unaudited)						
於2021年1月1日	As at 1 January 2021	98,694	-	1,000	-	-	99,694
收購	Acquisitions	300,000	-	-	-	-	300,000
出售	Disposal	(371,484)	-	-	-	-	(371,484)
於2021年6月30日	As at 30 June 2021	27,210	-	1,000	-	-	28,210
(未經審核)	(Unaudited)						
於2022年1月1日	As at 1 January 2022	102,834	8,083	-	102,166	20,000	233,083
收購	Acquisitions	74,000	152,349	-	40,149	-	266,498
出售	Disposal	(97,210)	(8,083)	-	-	-	(105,293)
於2022年6月30日	As at 30 June 2022	79,624	152,349	-	142,315	20,000	394,288

## 5 FINANCIAL RISK MANAGEMENT (Cont'd)

### 5.3 Fair value estimation (Cont'd)

#### (iii) Fair value measurements using significant unobservable inputs (level 3)

The following table presents the changes in level 3 items for the periods ended 30 June 2022 and 30 June 2021:

#### (iv) 估值過程

本集團財務部設有一個按財務報告要求對非物業項目進行估值的團隊，包括第三層公允價值。該團隊直接向首席財務官及審核委員會匯報。估值過程的討論及結果由首席財務官、審核委員會與估值團隊參與，至少每六個月一次，與本集團半年報告期一致。

首席財務官、審核委員會與估值團隊參與半年一次的估值討論，並於各報告期末分析第二層及第三層公允價值的變動。作為討論的一部份，該團隊提呈一份說明公允價值變動的原因報告。

#### (iv) Valuation process

The finance department of the Group includes a team that performs the valuation of non-property items required for financial reporting purposes, including level 3 fair value. This team reports directly to the chief financial officer (CFO) and the audit committee (AC). Discussion of valuation processes and results are held between the CFO, AC and the valuation team at least once every six months, in line with the Group's half-yearly reporting periods.

Changes in level 2 and 3 fair value are analysed at the end of each reporting period during the half-yearly valuation discussion between the CFO, AC and the valuation team. As part of this discussion, the team presents a report that explains the reason for the fair value movements.

## 6 分部資料

管理層根據經主要經營決策者審閱的報告釐定經營分部。主要經營決策者為執行及非執行董事，負責分配資源及評估經營分部的表現。

截至2022年6月30日止六個月，本集團主要在中國從事提供物業管理服務及增值服務，包括開發商增值服務、社區增值服務及智慧園區服務。管理層將該項業務作為一個經營分部，審閱其經營業績，以就資源分配作出決策。因此，本公司的主要經營決策者認為僅有一個可作出戰略性決策的分部。

本集團的主要經營實體位於中國，故本集團於截至2022年6月30日止六個月的全部收入均來自中國。

於2022年6月30日及2021年12月31日，本集團的所有非流動資產均位於中國，不包括金融工具及遞延稅項資產。

## 6 SEGMENT INFORMATION

Management has determined the operating segments based on the reports reviewed by CODM. The CODM, who is responsible for allocating resources and assessing performance of the operating segment, has been identified as the executive and non-executive directors.

For the six months ended 30 June 2022, the Group was principally engaged in the provision of property management services and value-added services, including property developer-related value-added services, community-related value-added services and smart community 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 was derived in the PRC during the six months ended 30 June 2022.

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



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## 7 收入及銷售及服務成本

收入主要包括物業管理服務及增值服務所得款項。截至2022年及2021年6月30日止六個月，本集團按類別劃分的收入及銷售及服務成本分析如下：

## 7 REVENUE AND COST OF SALES AND SERVICES

Revenue mainly comprises of proceeds from property management services and value-added services. An analysis of the Group's revenue and cost of sales and services by category for the six months ended 30 June 2022 and 2021 is as follows:

截至6月30日止六個月					
Six months ended 30 June					
		2022年 2022 未經審核 Unaudited 人民幣千元 RMB'000	2021年 2021 未經審核 Unaudited 人民幣千元 RMB'000		
		收入	銷售及 服務成本 Cost of sales and services	收入	銷售及 服務成本 Cost of sales and services
		Revenue		Revenue	Revenue
來自客戶並按一段時間內確認的收入：	<b>Revenue from customers and recognised over time:</b>				
物業管理服務	Property management services	1,392,613	995,617	919,700	635,436
增值服務：	Value-added services:				
– 開發商增值服務	– Developer-related value-added services	274,345	202,425	390,728	276,625
– 社區增值服務	– Community-related value-added services	277,451	183,123	156,650	75,987
– 智慧園區服務	– Smart community services	174,426	146,311	273,613	229,753
		<b>2,118,835</b>	<b>1,527,476</b>	1,740,691	1,217,801
來自客戶並按一個時間點確認的收入增值服務：	<b>Revenue from customers recognised at a point of time Value-added services:</b>				
– 社區增值服務	– Community-related value-added services	347,126	222,356	136,259	84,500
		<b>2,465,961</b>	<b>1,749,832</b>	1,876,950	1,302,301

## 簡明綜合中期財務資料附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

## 8 按性質劃分的費用

計入銷售及服務成本、銷售及營銷費用及行政費用的費用如下：

## 8 EXPENSES BY NATURE

Expenses included in cost of sales and services, selling and marketing expenses and administrative expenses are as follows:

		截至6月30日止六個月	
		Six months ended 30 June	
		2022年	2021年
		2022	2021
		未經審核	未經審核
		Unaudited	Unaudited
		人民幣千元	人民幣千元
		RMB'000	RMB'000
僱員福利費用	Employee benefit expenses	803,337	625,608
所耗用的消耗品及商品	Consumables and goods used	497,690	331,771
外包保安、綠化及清潔成本	Outsourced security, greening and cleaning costs	487,804	355,259
公用設施費	Utilities	72,865	69,153
折舊及攤銷費用	Depreciation and amortisation charges	38,129	16,138
辦公費用	Office expenses	18,324	11,797
員工服及相關費用	Employee uniform and related expenses	11,793	5,623
差旅費	Travelling expenses	11,326	19,492
稅項及附加費	Taxes and surcharges	7,273	10,725
業務招待費	Business entertainment expenses	6,528	7,015
專業費	Professional fees	5,357	15,765
銀行手續費	Bank charges	2,701	3,700
經營租賃支出	Operating lease payments	2,516	279
其他	Others	22,196	15,030
		<b>1,987,839</b>	<b>1,487,355</b>

## 簡明綜合中期財務資料附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

## 9 其他收入

## 9 OTHER INCOME

		截至6月30日止六個月	
		Six months ended 30 June	
		2022年	2021年
		2022	2021
		未經審核	未經審核
		Unaudited	Unaudited
		人民幣千元	人民幣千元
		RMB'000	RMB'000
源自金融資產利息收入	Interest income derived from financial assets	18,598	18,242
政府補助(附註)	Government grants (Note)	19,900	12,002
其他	Others	6,376	8,490
		<b>44,874</b>	<b>38,734</b>

附註： 政府補助主要為當地政府無附加條件的財政支助。

Note: The government grants mainly represented financial support funds from local government without attached conditions.

## 10 其他虧損淨額

## 10 OTHER LOSSES – NET

		截至6月30日止六個月	
		Six months ended 30 June	
		2022年	2021年
		2022	2021
		未經審核	未經審核
		Unaudited	Unaudited
		人民幣千元	人民幣千元
		RMB'000	RMB'000
匯兌收益/(虧損)淨額	Net foreign exchange gains/(losses)	12,629	(10,643)
按公允價值計入損益的金融資產的公允價值虧損淨額	Net fair value losses on financial assets at fair value through profit or loss	(134,982)	(6,945)
出售物業、廠房及設備的收益/(虧損)淨額	Net gains/(losses) on disposal of property, plant and equipment	1,877	(54)
		<b>(120,476)</b>	<b>(17,642)</b>

簡明綜合中期財務資料附註

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

11 財務收入

11 FINANCE INCOME – NET

		截至6月30日止六個月	
		Six months ended June 30,	
		2022年	2021年
		2022	2021
		未經審核	未經審核
		Unaudited	Unaudited
		人民幣千元	人民幣千元
		RMB'000	RMB'000
財務收入	<b>Finance income</b>		
利息收入	Interest income	13,927	14,371
財務成本	<b>Finance costs</b>		
租賃負債利息開支	Interest expense on lease liabilities	(403)	(127)
總財務收入淨額	<b>Total finance income – net</b>	13,524	14,244

12 所得稅費用

12 INCOME TAX EXPENSE

		截至6月30日止六個月	
		Six months ended 30 June	
		2022年	2021年
		2022	2021
		未經審核	未經審核
		Unaudited	Unaudited
		人民幣千元	人民幣千元
		RMB'000	RMB'000
即期所得稅	<b>Current income tax</b>		
– 中國企業所得稅	– PRC Corporate income tax	79,602	64,865
遞延所得稅	<b>Deferred income tax</b>		
– 中國企業所得稅	– PRC Corporate income tax	4,943	11,505
		84,545	76,370

## NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

### 12 所得稅費用(續)

#### (a) 開曼群島所得稅

本公司為根據開曼公司法於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) 英屬處女群島所得稅

根據英屬處女群島(「英屬處女群島」)現行法律下的英屬處女群島所得稅，我們在英屬處女群島註冊成立的附屬公司及在英屬處女群島註冊成立的該等附屬公司向並非英屬處女群島居民的人士支付的所有股息、利息、租金、專利費、薪金及其他金額以及並非英屬處女群島居民的人士因變現在英屬處女群島註冊成立的該等附屬公司的任何股份、債務責任或其他證券而取得任何資本收益，均豁免遵守英屬處女群島所得稅條例的所有條文。此外，我們的英屬處女群島附屬公司向我們派付的股息毋須繳納英屬處女群島預扣稅。

#### (c) 香港利得稅

由於本集團於截至2022年及2021年6月30日止六個月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。

#### (d) 中國企業所得稅

本集團就中國內地的經營作出的所得稅撥備已根據現行法律、解釋及慣例，以預估年內應課稅利潤適用稅率計算。

### 12 INCOME TAX EXPENSE (Cont'd)

#### (a) Cayman Island income tax

The Company is incorporated in the Cayman Islands as an exempted company with limited liability under the Companies Law of Cayman Islands and accordingly, is exempted from Cayman Islands income tax.

#### (b) British Virgin Islands income tax

British Virgin Islands ("BVI") income tax under the current laws of BVI, our subsidiaries incorporated in BVI and all dividends, interest, rents, royalties, compensation and other amounts paid by such subsidiaries incorporated in the BVI to persons who are not resident in the BVI and any capital gains realised with respect to any shares, debt obligations, or other securities of such subsidiaries incorporated in the BVI by persons who are not resident in the BVI are exempt from all provisions of the Income Tax Ordinance in the BVI. In addition, upon payments of dividends by our BVI subsidiaries to us, no BVI withholding tax is imposed.

#### (c) Hong Kong profit tax

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 six months ended 30 June 2022 and 2021.

#### (d) PRC corporate income tax

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

## NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

### 12 所得稅費用(續)

#### (d) 中國企業所得稅(續)

西藏新城悅物業服務股份有限公司(「西藏新城悅」)為於西藏註冊的公司，其享受15%的優惠稅率。西藏新城悅於中國各地擁有若干分公司。根據相關稅務法律及法規，本集團通過合併西藏總公司及所有分公司的應課稅收入進行所得稅申報，應課稅總收入的50%分攤至西藏總公司，而西藏總公司須按15%的稅率繳納所得稅，應課稅總收入餘下50%分攤至分公司，而分公司須按25%的稅率繳納所得稅，導致適用的平均所得稅稅率為約20%。

成都誠悅時代物業服務有限公司(「誠悅時代」)、新城悅(成都)物業服務有限公司(「新城悅(成都)」)及貴州霸潔物業管理有限公司(「貴州霸潔」)均為於中國西部地區註冊的公司，均享受15%的優惠稅率。

江蘇若鴻智能科技有限公司因取得高新技術企業證書，於2023年前享受15%的優惠稅率。

根據《中華人民共和國企業所得稅法》(「企業所得稅法」)，適用於本集團位於中國內地其他實體的企業所得稅稅率為25%。

### 12 INCOME TAX EXPENSE (Cont'd)

#### (d) PRC corporate income tax (Cont'd)

Tibet Xinchengyue Property Services Co., Ltd. ("Tibet Xinchengyue"), a Tibet registered Company, is entitled to a preferential tax rate of 15%. Tibet Xinchengyue has a number of branches across China. According to the relevant tax laws and regulations, the Group files its income tax return by combining the taxable income of head office in Tibet and all of its branches with 50% of the aggregate taxable income apportion to the head office in Tibet which is subject to income tax rate of 15% and the remaining 50% among the branches which are subject to income tax rate of 25%, resulting in an average of about 20% applicable income tax rate.

Chengyue Times Co., Ltd. ("Chengyue Times") and Xinchengyue (Chengdu) Property Management Co., Ltd. ("Xinchengyue (Chengdu)") and Guizhou Bajie Property Management Co., Ltd. ("Guizhou Bajie") registered in Western area of China, are entitled to a preferential tax rate of 15%.

Jiangsu Ruohong Intelligent Technology Co., Ltd. is entitled to a preferential tax rate of 15% until 2023 as it achieved high-tech enterprise certificate.

The corporate income tax rate applicable to other entities of the Group located in Mainland China is 25% according to the Corporate Income Tax Law of the PRC ("the CIT Law").



## 簡明綜合中期財務資料附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

## 12 所得稅費用(續)

### (d) 中國企業所得稅(續)

企業所得稅法及其實施細則規定中國居民企業就2008年1月1日起產生的盈利，向其中國境外的直接控股公司派發的股息須繳納10%的預扣稅，而於2008年1月1日前產生的未分派盈利則獲豁免繳納該預扣稅。根據中國與香港訂立的稅務協定安排，若直接控股公司於香港成立，可應用較低的5%預扣稅率。於2022年6月30日，本集團就其中國實體產生的部分盈利按10%的稅率計提中國預扣稅撥備人民幣25,889,000元(2021年12月31日：人民幣25,889,000元)。由於母公司有能力控制中國附屬公司分派股息的時機，且預期不會於可預見未來分派該等利潤，故存在應課稅暫時差額，除了與預扣稅有關的遞延稅項負債餘額外，概無進一步確認遞延稅項負債。

## 13 股息

## 12 INCOME TAX EXPENSE (Cont'd)

### (d) PRC corporate income tax (Cont'd)

The CIT Law and its implementation rules impose a withholding tax at 10% for dividends distributed by a PRC-resident enterprise to its immediate holding company outside PRC for earnings generated beginning 1 January 2008 and undistributed earnings generated prior to 1 January 2008 are exempted from such withholding tax. A lower 5% withholding tax rate may be applied when the immediate holding companies are established in Hong Kong according to the tax treaty arrangement between the PRC and Hong Kong. As at 30 June 2022, the Group accrued for PRC withholding tax with amount of RMB25,889,000 (31 December 2021: RMB25,889,000) based on the tax rate of 10% on a portion of the earnings generated by its PRC entities. An assessable temporary difference exists, but aside from the balance of deferred tax liabilities in relation to withholding tax, no further deferred tax liability shall be recognised as the parent entity is able to control the timing of distributions of dividends from the PRC subsidiary and is not expected to distribute these profits in the foreseeable future.

## 13 DIVIDENDS

	截至2022年 6月30日止 六個月 Six months ended 30 June 2022 未經審核 Unaudited 人民幣千元 RMB'000	截至2021年 12月31日止 年度 The year ended 31 December 2021 經審核 Audited 人民幣千元 RMB'000
本公司宣派的股息(附註(a))	Dividends declared by the Company (Note (a))	239,819
一間附屬公司宣派非控股 權益的股息(附註(b))	Dividends declared by a subsidiary to non- controlling interests (Note (b))	3,103
	<b>135,073</b>	242,922

本公司董事會不建議派付截至2022年6月30日止六個月的任何中期股息。

(a) 2021年的末期股息每股普通股人民幣0.155元已獲本公司於2022年6月28日舉行的股東週年大會上批准，總計人民幣134,944,000元。該股息列作股份溢價撥款。於2022年6月30日，該股息尚未派付。

(b) 本公司附屬公司誠悅時代向非控股權益宣派截至2022年6月30日止六個月股息金額為人民幣129,000元。於2022年6月30日，股息尚未派付。

The board of the Company did not recommend payment of any interim dividend for the six months ended 30 June 2022.

(a) A final dividend in respect of 2021 of RMB0.155 per ordinary share, amounting to RMB134,944,000 was approved at the annual general meeting of the Company held on 28 June 2022. The dividend is reflected as an appropriation of share premium. As at 30 June 2022, the dividend had not been paid yet.

(b) During the six months ended 30 June 2022, Chengyue Times, a subsidiary of the Company, declared dividends to non-controlling interests amounted to RMB129,000. As at 30 June 2022, the dividend had not been paid yet.

簡明綜合中期財務資料附註

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

14 物業、廠房及設備以及使用權資產

(a) 物業、廠房及設備

14 PROPERTY, PLANT AND EQUIPMENT AND RIGHT-OF-USE ASSETS

(a) Property, plant and equipment

		樓宇 Buildings 人民幣千元 RMB'000	運輸設備 Transportation equipment 人民幣千元 RMB'000	電子設備 Electronic equipment 人民幣千元 RMB'000	其他機器 Other machines 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
<b>(未經審核)</b> 於2022年1月1日	<b>(Unaudited)</b> <b>As at 1 January 2022</b>					
成本	Cost	3,564	5,617	21,312	47,560	78,053
累計折舊	Accumulated depreciation	(959)	(3,084)	(9,862)	(5,258)	(19,163)
<b>賬面淨值</b>	<b>Net book amount</b>	<b>2,605</b>	<b>2,533</b>	<b>11,450</b>	<b>42,302</b>	<b>58,890</b>
<b>截至2022年6月30日止六個月</b>	<b>Six months ended 30 June 2022</b>					
期初賬面淨值	Opening net book amount	2,605	2,533	11,450	42,302	58,890
收購一間附屬公司(附註24)	Acquisition of a subsidiary (Note 24)	-	-	-	631	631
添置	Additions	-	504	2,685	6,789	9,978
出售	Disposals	-	(7)	(17)	(1,062)	(1,086)
折舊費用	Depreciation charge	(58)	(1,580)	(2,040)	(5,592)	(9,270)
<b>期末賬面淨值</b>	<b>Closing net book amount</b>	<b>2,547</b>	<b>1,450</b>	<b>12,078</b>	<b>43,068</b>	<b>59,143</b>
<b>(未經審核)</b> 於2022年6月30日	<b>(Unaudited)</b> <b>As at 30 June 2022</b>					
成本	Cost	3,564	6,114	23,980	53,918	87,576
累計折舊	Accumulated depreciation	(1,017)	(4,664)	(11,902)	(10,850)	(28,433)
<b>賬面淨值</b>	<b>Net book amount</b>	<b>2,547</b>	<b>1,450</b>	<b>12,078</b>	<b>43,068</b>	<b>59,143</b>
<b>(未經審核)</b> 於2021年1月1日	<b>(Unaudited)</b> <b>As at 1 January 2021</b>					
成本	Cost	3,564	3,134	13,911	6,177	26,786
累計折舊	Accumulated depreciation	(844)	(1,663)	(8,441)	(1,629)	(12,577)
<b>賬面淨值</b>	<b>Net book amount</b>	<b>2,720</b>	<b>1,471</b>	<b>5,470</b>	<b>4,548</b>	<b>14,209</b>
<b>截至2021年6月30日六個月</b>	<b>Six months ended 30 June 2021</b>					
期初賬面淨值	Opening net book amount	2,720	1,471	5,470	4,548	14,209
收購一間附屬公司	Acquisition of a subsidiary	-	347	30	28	405
添置	Additions	116	34	23,618	4,303	28,071
出售	Disposals	-	(8)	(100)	(108)	(216)
折舊費用	Depreciation charge	(58)	(580)	(2,795)	(2,832)	(6,265)
<b>期末賬面淨值</b>	<b>Closing net book amount</b>	<b>2,778</b>	<b>1,264</b>	<b>26,223</b>	<b>5,939</b>	<b>36,204</b>
<b>(未經審核)</b> 於2021年6月30日	<b>(Unaudited)</b> <b>As at 30 June 2021</b>					
成本	Cost	3,680	3,507	37,459	10,400	55,046
累計折舊	Accumulated depreciation	(902)	(2,243)	(11,236)	(4,461)	(18,842)
<b>賬面淨值</b>	<b>Net book amount</b>	<b>2,778</b>	<b>1,264</b>	<b>26,223</b>	<b>5,939</b>	<b>36,204</b>

## 簡明綜合中期財務資料附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

### 14 物業、廠房及設備以及使用權資產(續)

#### (a) 物業、廠房及設備(續)

折舊費用計入簡明綜合全面收入表以下類別：

		截至6月30日止六個月	
		Six months ended 30 June	
		2022年	2021年
		2022	2021
		未經審核	未經審核
		Unaudited	Unaudited
		人民幣千元	人民幣千元
		RMB'000	RMB'000
銷售及服務成本	Cost of sales and services	3,768	3,851
行政費用	Administrative expenses	5,502	2,414
		9,270	6,265

#### (b) 租賃

本附註提供本集團作為承租人的租賃資料。

#### (i) 於簡明綜合財務狀況表確認的款項

簡明綜合財務狀況表載列以下與租賃有關的款項：

### 14 PROPERTY, PLANT AND EQUIPMENT AND RIGHT-OF-USE ASSETS (Cont'd)

#### (a) Property, plant and equipment (Cont'd)

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

#### (b) Leases

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

#### (i) Amounts recognised in the condensed consolidated statement of financial position

The condensed consolidated statement of financial position shows the following amounts relating to leases:

		2022年	2021年
		6月30日	12月31日
		30 June	31 December
		2022	2021
		未經審核	經審核
		Unaudited	Audited
		人民幣千元	人民幣千元
		RMB'000	RMB'000
使用權資產	Right-of-use assets		
樓宇及車位	Buildings and parking lots	21,323	19,722
租賃負債	Lease liabilities		
流動	Current	3,035	3,129
非流動	Non-current	9,362	11,310
		12,397	14,439

## 簡明綜合中期財務資料附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

### 14 物業、廠房及設備以及使用權資產(續)

#### (b) 租賃(續)

#### (ii) 於簡明綜合全面收入表確認的款項

簡明綜合全面收入表載列以下與租賃有關的款項：

### 14 PROPERTY, PLANT AND EQUIPMENT AND RIGHT-OF-USE ASSETS (Cont'd)

#### (b) Leases (Cont'd)

#### (ii) Amounts recognised in the condensed consolidated statement of comprehensive income

The condensed consolidated statement of comprehensive income shows the following amounts relating to leases:

		截至6月30日止六個月	
		Six months ended 30 June	
		2022年	2021年
		2022	2021
		未經審核	未經審核
		Unaudited	Unaudited
		人民幣千元	人民幣千元
		RMB'000	RMB'000
	附註 Note		
<b>使用權資產折舊費用</b>	<b>Depreciation charge of right-of-use assets</b>		
樓宇及車位	Buildings and parking lots	8	4,343
利息開支(已計入財務成本)	Interest expense (included in finance cost)		403
與短期租賃有關的費用(已計入銷售及服務成本以及行政費用)	Expense relating to short-term leases (included in cost of sales and services and administrative expenses)	8	2,516
與未於上文列為短期租賃的低價值資產租賃有關的費用(已計入行政費用)	Expense relating to leases of low-value assets that are not shown above as short-term leases (included in administrative expenses)	8	-
			10

截至2022年6月30日止六個月租賃的現金流出總額為人民幣8,389元。

The total cash outflow for leases in the six months ended 30 June 2022 was RMB8,389.

## 簡明綜合中期財務資料附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

## 15 無形資產

## 15 INTANGIBLE ASSETS

		計算機軟件 Computer software 人民幣千元 RMB'000	牌照 Licenses 人民幣千元 RMB'000	商譽 Goodwill 人民幣千元 RMB'000	商標 Trademark 人民幣千元 RMB'000	客戶關係 Customer relationships 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
				(ii)		(i)	
(未經審核)	(Unaudited)						
於2022年1月1日	As at 1 January 2022						
成本	Cost	18,388	1,314	350,978	8,000	375,762	754,442
累計攤銷	Accumulated amortisation	(5,832)	(53)	-	(889)	(19,343)	(26,117)
賬面淨值	Net book amount	12,556	1,261	350,978	7,111	356,419	728,325
截至2022年6月30日止 六個月	Six months ended 30 June 2022						
期初賬面淨值	Opening net book amount	12,556	1,261	350,978	7,111	356,419	728,325
添置	Additions	11,827	-	-	-	-	11,827
收購一間附屬公司 (附註24)	Acquisition of a subsidiary (Note 24)	-	-	19,658	-	20,037	39,695
攤銷	Amortisation	(1,460)	(4)	-	(533)	(22,519)	(24,516)
期末賬面淨值	Closing net book amount	22,923	1,257	370,636	6,578	353,937	755,331
(未經審核)	(Unaudited)						
於2022年6月30日	As at 30 June 2022						
成本	Cost	30,215	1,314	370,636	8,000	395,799	805,964
累計攤銷	Accumulated amortisation	(7,292)	(57)	-	(1,422)	(41,862)	(50,633)
賬面淨值	Net book amount	22,923	1,257	370,636	6,578	353,937	755,331
(未經審核)	(Unaudited)						
於2021年1月1日	As at 1 January 2021						
成本	Cost	11,878	84	104,086	8,000	80,984	205,032
累計攤銷	Accumulated amortisation	(3,719)	(33)	-	(356)	(3,505)	(7,613)
賬面淨值	Net book amount	8,159	51	104,086	7,644	77,479	197,419
截至2021年6月30日止 六個月	Six months ended 30 June 2021						
期初賬面淨值	Opening net book amount	8,159	51	104,086	7,644	77,479	197,419
添置	Additions	1,270	1,230	-	-	-	2,500
收購附屬公司	Acquisition of subsidiaries	-	-	39,576	-	15,600	55,176
攤銷	Amortisation	(1,094)	(50)	-	(267)	(5,120)	(6,531)
期末賬面淨值	Closing net book amount	8,335	1,231	143,662	7,377	87,959	248,564
(未經審核)	(Unaudited)						
於2021年6月30日	As at 30 June 2021						
成本	Cost	13,148	1,314	143,662	8,000	96,584	262,708
累計攤銷	Accumulated amortisation	(4,813)	(83)	-	(623)	(8,625)	(14,144)
賬面淨值	Net book amount	8,335	1,231	143,662	7,377	87,959	248,564

## 簡明綜合中期財務資料附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

### 15 無形資產(續)

- (i) 獨立估值師已進行估值，以釐定本集團於2022年收購蘇州海奧斯餐飲管理服務有限公司(「蘇州海奧斯」)時所識別客戶關係的公允價值。所採用的估值方法為收益法。釐定客戶關係公允價值的主要假設披露如下：

收益年增長率	0–4%
EBITDA (佔收入百分比)	11%
稅前貼現率	18%
預期使用年限	7–10

- (ii) 商譽減值測試如下：

本集團的商譽分配至以下現金產生單位：

### 15 INTANGIBLE ASSETS (Cont'd)

- (i) A valuation was performed by an independent valuer to determine the fair value of the identified customer relationships when the Group acquired Suzhou Health Catering Management Service Co., Ltd. ("Suzhou Health") in 2022. The valuation method used is income approach. The key assumptions in determining the fair value of customer relationships are disclosed as follows:

Annual revenue growth rate	0–4%
EBITDA (% of revenue)	11%
Pre-tax discount rate	18%
Expected useful lives	7–10

- (ii) Impairment tests for goodwill are as follows:

Goodwill of the Group was allocated to the following CGUs:

		2022年 6月30日 30 June 2022 未經審核 Unaudited 人民幣千元 RMB'000	2021年 12月31日 31 December 2021 經審核 Audited 人民幣千元 RMB'000
學府餐飲	Xuefu Catering	70,252	70,252
誠悅時代	Cheng Times	64,137	64,137
煙台永樂	Yantai Yongle	42,192	42,192
大連華安	Dalian Hua'an	32,626	32,626
梁士物業	Liangshi Property	29,764	29,764
蘇州寶川	Suzhou Baochuan	28,789	28,789
祥城物業	Xiangcheng Property	27,016	27,016
貴州霸潔	Guizhou Bajie	26,116	26,116
山東麗都	Shandong Lead	22,763	22,763
蘇州海奧斯	Suzhou Health	19,658	–
杭州萬悅	Hangzhou Wan Yue	6,585	6,585
江蘇常立	Jiangsu Changli	738	738
		<b>370,636</b>	350,978



## 簡明綜合中期財務資料附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

### 15 無形資產(續)

管理層於結算日對商譽進行減值評估。該等附屬公司之可收回金額乃根據使用價值計算方法釐定。

下表載列獲分配重大商譽的現金產生單位的主要假設：

### 15 INTANGIBLE ASSETS (Cont'd)

Management performed an impairment assessment on the goodwill as at balance sheet date. The recoverable amounts of these subsidiaries are determined based on value-in-use calculations.

The following table set out the key assumptions for those CGUs that have significant goodwill allocated to them:

		蘇州海奧斯 Suzhou Health
前五年的複合收益增長率 (%年增長率)	Compound revenue growth rate during the first five year (% annual growth rate)	5%
毛利率(佔收入百分比)	Gross margin (% of revenue)	7.89%
稅前貼現率	Pre-tax discount rate	17%
第六年以來的永續增長率	Terminal growth rate since the sixth year	–

根據管理層對所收購附屬公司可收回金額的評估，於2022年6月30日毋須作出減值撥備。

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

## 簡明綜合中期財務資料附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

## 16 每股盈利

### (a) 每股基本盈利

期內每股基本盈利乃按本公司擁有人應佔利潤除以期內已發行普通股的加權平均數計算。

## 16 EARNINGS PER SHARE

### (a) Basic earnings per share

Basic earnings per share for the period is calculated by dividing the profit attributable to owners of the Company by the weighted average number of ordinary shares in issued during the period.

		截至6月30日止六個月	
		Six months ended 30 June	
		2022年	2021年
		2022	2021
		未經審核	未經審核
		Unaudited	Unaudited
<b>盈利：</b>	<b>Earnings:</b>		
計算每股基本盈利所用的本公司擁有人應佔利潤（人民幣千元）	Profit attributable to owners of the Company used in the basic earnings per share calculation (RMB'000)	<b>225,816</b>	286,417
<b>股份數目：</b>	<b>Number of shares:</b>		
計算每股基本盈利的期內已發行普通股的加權平均數（以千股計）	Weighted average number of ordinary shares in issue during the period basic earnings per share calculation (in thousand)	<b>853,651</b>	838,971
期內本公司擁有人應佔利潤的每股基本盈利（以人民幣列示）	Basic earnings per share for profit attributable to the owners of the Company during the period (expressed in RMB)	<b>0.26</b>	0.34

## 簡明綜合中期財務資料附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

### 16 每股盈利(續)

#### (b) 每股攤薄盈利

每股攤薄盈利按經調整已發行在外的普通股加權平均數以假設轉換所有潛在攤薄普通股計算。本公司以股份為基礎的付款具潛在攤薄效應。

### 16 EARNINGS PER SHARE (Cont'd)

#### (b) Diluted earnings per share

Diluted earnings per share is calculated by adjusting the weighted average number of ordinary shares outstanding to assume conversion of all dilutive potential ordinary shares. The Company's share-based payment is of diluted potential.

		截至6月30日止六個月	
		Six months ended 30 June	
		2022年	2021年
		2022	2021
		未經審核	未經審核
		Unaudited	Unaudited
<b>盈利：</b>	<b>Earnings:</b>		
計算每股攤薄盈利所用的本公司擁有人應佔利潤(人民幣千元)	Profit attributable to owners of the Company used in the diluted earnings per share calculation (RMB'000)	<b>225,816</b>	286,417
<b>股份數目：</b>	<b>Number of shares:</b>		
計算期內每股已發行普通股的加權平均數(以千股計)	Weighted average number of ordinary shares in issue during the period per share calculation (in thousand)	<b>853,651</b>	838,971
加：攤薄股份數目(以千股計)	Add: numbers of dilutive shares (in thousand)	<b>4,257</b>	11,658
已發行普通股及潛在攤薄普通股的加權平均數，用作計算每股攤薄盈利的分母(以千股計)	Weighted average number of ordinary shares in issue and potential ordinary shares used as the denominator in calculating diluted earnings per share (in thousand)	<b>857,908</b>	850,629
期內本公司擁有人應佔利潤的每股攤薄盈利(以人民幣列示)	Diluted earnings per share for profit attributable to the owners of the Company during the period (expressed in RMB)	<b>0.26</b>	0.34

## 簡明綜合中期財務資料附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

## 17 貿易應收款項

## 17 TRADE RECEIVABLES

		2022年 6月30日 30 June 2022 未經審核 Unaudited 人民幣千元 RMB'000	2021年 12月31日 31 December 2021 經審核 Audited 人民幣千元 RMB'000
貿易應收款項(附註(a))	Trade receivables (Note (a))		
- 關聯方(附註27(c))	- Related parties (Note 27(c))	<b>369,148</b>	195,188
- 第三方	- Third parties	<b>879,726</b>	515,250
		<b>1,248,874</b>	710,438
減：貿易應收款項減值撥備	Less: allowance for impairment of trade receivables	<b>(129,805)</b>	(87,680)
		<b>1,119,069</b>	622,758

(a) 貿易應收款項主要來自按包幹制進行管理的物業管理服務及增值服務。按包幹制的物業管理服務的收入乃根據相關物業服務協議的條款收取。業主於提供服務後支付到期的物業管理服務收入。

(a) Trade receivables mainly arise from property management services managed under lump sum basis and value-added services. Property management services income under lump sum basis are received in accordance with the term of the relevant property service agreements. Service income from property management services is due for payment by the property owners upon rendering of services.

## 簡明綜合中期財務資料附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

## 17 貿易應收款項(續)

(a) (續)

於2022年6月30日及2021年12月31日，基於發票日期的貿易應收款項的賬齡分析如下：

		2022年 6月30日 30 June 2022 未經審核 Unaudited 人民幣千元 RMB'000	2021年 12月31日 31 December 2021 經審核 Audited 人民幣千元 RMB'000
1年以內	Within 1 year	1,075,075	591,569
1至2年	1 to 2 years	118,268	75,782
2至3年	2 to 3 years	34,726	28,900
3至4年	3 to 4 years	11,174	7,924
4至5年	4 to 5 years	5,291	3,364
5年以上	Over 5 years	4,340	2,899
		<b>1,248,874</b>	710,438

於2022年6月30日及2021年12月31日，貿易應收款項以人民幣計值，貿易應收款項公允價值與其賬面值相近。物業管理服務及增值服務根據相關服務協議的條款收取，於出具發票後到期支付。

於2022年6月30日及2021年12月31日，本集團概無抵押任何貿易應收款項以作為本集團獲授的借款的擔保。

## 17 TRADE RECEIVABLES (Cont'd)

(a) (Cont'd)

As at 30 June 2022 and 31 December 2021, the ageing analysis of the trade receivables based on invoice date were as follows:

As at 30 June 2022 and 31 December 2021, the trade receivables were denominated in RMB, and the fair value of trade receivables approximated their carrying amounts. Property management services and value-added services are received in accordance with the terms of the relevant services agreements, and due for payment upon the issuance of invoice.

As at 30 June 2022 and 31 December 2021, no trade receivables of the Group were pledged to secure borrowings granted to the Group.

簡明綜合中期財務資料附註

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

18 預付款項、按金及其他應收款項

18 PREPAYMENTS, DEPOSITS AND OTHER RECEIVABLES

		2022年6月30日 30 June 2022 未經審核 Unaudited 人民幣千元 RMB'000		2021年12月31日 31 December 2021 經審核 Audited 人民幣千元 RMB'000	
		即期 Current	非即期 Non-current	即期 Current	非即期 Non-current
預付款項	Prepayments				
- 公用設施費及外包服務	- Utilities and outsourced services	92,183	-	71,620	-
- 將用於增值服務的消耗品	- Consumables to be used in value-added services	39,680	-	22,091	-
小計	Subtotal	131,863	-	93,711	-
將予扣減的進項增值稅	Input VAT to be deducted	4,490	-	15,728	-
按金	Deposits	559,270	-	399,292	1,970
其他應收款項	Other receivables				
- 代業主付款(附註)	- Payments on behalf of property owners (Note)	211,759	-	88,032	-
- 其他	- Others	27,002	-	19,808	-
小計	Subtotal	238,761	-	107,840	-
總計	Total	934,384	-	616,571	1,970
減: 其他應收款項及按金減值撥備	Less: allowance for impairment of other receivables and deposits	(35,396)	-	(22,267)	(26)
		898,988	-	594,304	1,944

附註: 於2022年6月30日及2021年12月31日, 該等金額主要為代業主支付的物業公用設施費及電梯維護成本的款項。

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

於2022年6月30日及2021年12月31日, 預付款項、按金及其他應收款項均以人民幣計值。

As at 30 June 2022 and 31 December 2021, prepayments, deposits and other receivables were denominated in RMB.



## 簡明綜合中期財務資料附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

### 19 現金及現金等價物

### 19 CASH AND CASH EQUIVALENTS

		2022年 6月30日 30 June	2021年 12月31日 31 December
		2022 未經審核 Unaudited 人民幣千元 RMB'000	2021 經審核 Audited 人民幣千元 RMB'000
手頭現金	Cash on hand	1,048	781
銀行現金	Cash in banks	1,818,354	2,480,560
支付平台現金	Cash in payment platforms	11,752	22,761
		<b>1,831,154</b>	2,504,102

現金及現金等價物結餘的賬面值以下  
列貨幣計值：

The carrying amount of cash and cash equivalents balances are  
denominated in the following currencies:

		2022年 6月30日 30 June	2021年 12月31日 31 December
		2022 未經審核 Unaudited 人民幣千元 RMB'000	2021 經審核 Audited 人民幣千元 RMB'000
美元	USD	138,573	16,879
人民幣	RMB	1,671,752	2,427,371
港元	HKD	20,829	59,852
		<b>1,831,154</b>	2,504,102

## 簡明綜合中期財務資料附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

## 20 股本

本公司於2018年1月16日在開曼群島註冊成立。於註冊成立日期，法定股本為51,200美元，包括51,200股每股面值1.00美元的普通股。於2022年6月30日，法定股份為10,000,000股每股面值0.01美元的股份。

已發行及繳足普通股：

## 20 SHARE CAPITAL

The Company was incorporated in the Cayman Islands on 16 January 2018. At the date of incorporation, the authorised share capital is USD51,200 comprising 51,200 ordinary shares of USD1.00 each. As at 30 June 2022, the authorised share was 10,000,000,000 shares at par value of USD0.01.

Ordinary shares, issued and fully paid:

		股份數目 Number of shares	千美元 USD'000	人民幣千元 RMB'000
(未經審核)	(Unaudited)			
於2022年1月1日	As at 1 January 2022	870,134,000	8,701	59,900
行使購股權(附註)	Exercise of share option (Note)	470,000	5	30
於2022年6月30日	As at 30 June 2022	870,604,000	8,706	59,930

附註：截至2022年6月30日止六個月，若干僱員根據2019年購股權計劃認購合共470,000股股份，行使價為每股6.18港元。本公司自行使獲得所得款項淨額約2,904,600港元(相當於約人民幣2,360,385元)。

Note: During the six months ended 30 June 2022, several employees under 2019 share option scheme subscribed 470,000 shares in total with exercise price of HKD6.18 per share. The Company received the net proceeds from exercise approximately HKD2,904,600 (equivalent to approximately RMB2,360,385).

## NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

### 21 以股份為基礎的付款

#### (a) 股份獎勵計劃

##### (i) 2022年第一項股份獎勵計劃

於2022年3月28日，本公司根據股份獎勵計劃向經選定現任僱員(包括董事)授出5,030,000股股份，授出價為每股股份4.49港元。授出之股份數目乃根據股份獎勵承授人的職位、經驗、服務年期、表現及對本集團之貢獻而釐定。

就向僱員(包括董事)授出的股份而言，須符合年度個人業績標準，於相關歸屬日期前之年度達到年度「合格」等級，可於授出日期2022年3月28日後12個月、24個月及36個月分別歸屬股份獎勵計劃的30%、30%及40%。

授出日期的股價為8.98港元，而於2022年3月28日授出股份的公允價值為22.58百萬港元(相等於人民幣18.38百萬元)。

截至2022年6月30日止六個月，本集團就以股份為基礎的付款合共確認人民幣4,433,254.46元開支。

### 21 SHARE-BASED PAYMENT

#### (a) Share Award Scheme

##### (i) 2022 First Share Award Scheme

On 28 March 2022, 5,030,000 shares were granted to selected current employees (including directors) under the Share Award Scheme with the payment of the grant price of HKD4.49 per share. The number of shares granted is determined based on the Share Award Grantee's position, experience, years of service, performance and contribution to the Group.

For shares granted to employees (including directors), subject to the meeting of the criteria of annual individual performance reaching at least the grade of "Pass" for the year before the relevant vesting date, can be vested 12 months, 24 months and 36 months after the grant day dated 28 March 2022 with 30%, 30% and 40% of the share award scheme, separately.

Share price at grant date is HKD8.98 and the fair value of the shares granted on 28 March 2022 was HKD22.58 million (equivalent to RMB18.38 million).

For the six months ended 30 June 2022, the Group recognised RMB4,433,254.46 expenses in relation to the share-based payment in total.

簡明綜合中期財務資料附註

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

22 貿易及其他應付款項

22 TRADE AND OTHER PAYABLES

		2022年6月30日 30 June 2022 未經審核 Unaudited 人民幣千元 RMB'000		2021年12月31日 31 December 2021 經審核 Audited 人民幣千元 RMB'000	
		即期 Current	非即期 Non-current	即期 Current	非即期 Non-current
貿易應付款項(附註(a))	Trade payables (Note (a))				
- 第三方	- Third parties	512,990	-	536,875	-
其他應付款項	Other payables				
- 應計費用	- Accrued expenses	191,964	-	157,196	-
- 代業主收取的款項	- Amounts collected on behalf of property owners	639,763	-	515,496	-
- 收購附屬公司應付代價	- Consideration payables for acquisition of subsidiaries	98,404	77,136	192,731	92,857
- 其他	- Others	8,885	-	10,277	-
		939,016	77,136	875,700	92,857
應計薪金	Accrued payroll	149,239	-	232,566	-
其他應付稅項	Other tax payables	85,545	-	84,219	-
		1,686,790	77,136	1,729,360	92,857

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

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

		2022年 6月30日 30 June 2022 未經審核 Unaudited 人民幣千元 RMB'000	2021年 12月31日 31 December 2021 經審核 Audited 人民幣千元 RMB'000
1年以內	Within 1 year	501,844	517,139
1至2年	1 to 2 years	9,428	17,999
2至3年	2 to 3 years	883	814
3年以上	Over 3 years	835	923
		512,990	536,875

(b) 於2022年6月30日及2021年12月31日，貿易及其他應付款項均以人民幣計值。

(b) At 30 June 2022 and 31 December 2021, trade and other payables were denominated in RMB.

## 簡明綜合中期財務資料附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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## 23 遞延所得稅

簡明綜合財務狀況表內的遞延稅項資產分析如下：

## 23 DEFERRED INCOME TAX

The analysis of deferred tax assets in the condensed consolidated statements of financial position was as follows:

		2022年 6月30日 30 June 2022 未經審核 Unaudited 人民幣千元 RMB'000	2021年 12月31日 31 December 2021 經審核 Audited 人民幣千元 RMB'000
<b>遞延稅項資產：</b>	<b>Deferred tax assets:</b>		
– 超過12個月後收回的遞延稅項資產	– Deferred tax asset to be recovered after more than 12 months	–	–
– 12個月內收回的遞延稅項資產	– Deferred tax asset to be recovered within 12 months	<b>56,951</b>	67,712
遞延稅項資產總額	Total deferred tax assets	<b>56,951</b>	67,712
根據抵銷規定抵銷遞延稅項負債	Set-off of deferred tax liabilities pursuant to set-off provisions	<b>(4,135)</b>	(13,203)
遞延稅項資產淨額	Net deferred tax assets	<b>52,816</b>	54,509
<b>遞延稅項負債：</b>	<b>Deferred tax liabilities:</b>		
– 超過12個月後收回的遞延稅項負債	– Deferred tax liabilities to be recovered after more than 12 months	<b>100,586</b>	75,316
– 12個月內收回的遞延稅項負債	– Deferred tax liabilities to be recovered within 12 months	<b>8,711</b>	35,262
遞延稅項負債總額	Total deferred tax liabilities	<b>109,297</b>	110,578
根據抵銷規定抵銷遞延稅項負債	Set-off of deferred tax liabilities pursuant to set-off provisions	<b>(4,135)</b>	(13,203)
遞延稅項負債淨額	Net deferred tax liabilities	<b>105,162</b>	97,375
遞延稅項資產 – 淨值	Deferred tax assets – net	<b>(52,346)</b>	(42,866)

## 簡明綜合中期財務資料附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

## 23 遞延所得稅(續)

不考慮同一徵稅地區之結餘抵銷，截至2022年及2021年6月30日止六個月的遞延所得稅資產及負債之變動如下：

### 遞延稅項資產

		呆賬撥備 Allowance on doubtful debts	應計薪金 Accrued payroll	稅項虧損 Tax losses	公允價 值虧損 Fair value losses	租賃影響 Leasing impact	撥備 Provision	總計 Total
		人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000
(未經審核)	(Unaudited)							
於2022年1月1日	As at 1 January 2022	32,549	32,450	-	1,689	611	413	67,712
計入/(扣除自)簡明綜合 全面收入表	Credited/(charged) to the condensed consolidated statements of comprehensive income	3,711	(15,544)	-	(1,689)	2,447	(158)	(11,233)
收購一間附屬公司(附註24)	Acquisition of a subsidiary (Note 24)	472	-	-	-	-	-	472
於2022年6月30日	At 30 June 2022	36,732	16,906	-	-	3,058	255	56,951
(未經審核)	(Unaudited)							
於2021年1月1日	As at 1 January 2021	24,492	28,536	-	4,520	58	361	57,967
扣除自簡明綜合全面收入表	Charged to the condensed consolidated statements of comprehensive income	9,153	3,026	-	(1,786)	208	(114)	10,487
收購附屬公司	Acquisition of subsidiaries	137	-	-	-	-	-	137
於2021年6月30日	At 30 June 2021	33,782	31,562	-	2,734	266	247	68,591

## 23 DEFERRED INCOME TAX (Cont'd)

The movement in deferred income tax assets and liabilities for the six months ended 30 June 2022 and 2021, without taking into consideration the offsetting of balances within the same tax jurisdiction, is as follows:

### Deferred tax assets



## 簡明綜合中期財務資料附註

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

## 23 遞延所得稅(續)

### 遞延所得稅負債

		股息預扣稅 Withholding tax for dividend 人民幣千元 RMB'000	收購附屬公司 Acquisition of subsidiaries 人民幣千元 RMB'000 (附註24) (Note 24)	使用權資產 Right-of-use assets 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
(未經審核) 於2022年1月1日	(Unaudited) As at 1 January 2022	25,889	84,418	271	110,578
計入/(扣除自)簡明綜合 全面收入表	Credited/(charged) to the condensed consolidated statements of comprehensive income	-	(9,118)	2,828	(6,290)
收購一間附屬公司 (附註24)	Acquisition of a subsidiary (Note 24)	-	5,009	-	5,009
於2022年6月30日	At 30 June 2022	25,889	80,309	3,099	109,297
(未經審核) 於2021年1月1日	(Unaudited) As at 1 January 2021	25,889	16,862	-	42,751
扣除自簡明綜合全面 收入表	Charged to the condensed consolidated statements of comprehensive income	-	(1,018)	-	(1,018)
收購附屬公司	Acquisition of subsidiaries	-	3,915	-	3,915
於2021年6月30日	At 30 June 2021	25,889	19,759	-	45,648

## 23 DEFERRED INCOME TAX (Cont'd)

### Deferred income tax liabilities

## 24 收購一間附屬公司(業務合併)

於2022年2月，本公司一間附屬公司以代價人民幣26,341,461元收購蘇州海奧斯餐飲管理服務有限公司(「蘇州海奧斯」)70%的股權。蘇州海奧斯自收購日期起作為本集團的附屬公司入賬。

## 24 ACQUISITION OF A SUBSIDIARY (BUSINESS COMBINATION)

In February 2022, a subsidiary of the Company acquired 70% of the equity interest in Suzhou Health Catering Management Service Co., Ltd. ("Suzhou Health") at the consideration of RMB26,341,461. Suzhou Health has been accounted for as a subsidiary of the Group since the acquisition date.

## NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

### 24 收購一間附屬公司(業務合併) (續)

購買代價、所收購資產淨值及商譽的詳情如下：

### 24 ACQUISITION OF A SUBSIDIARY (BUSINESS COMBINATION) (Cont'd)

Details of the purchase consideration, the net assets acquired and goodwill are as follows:

		未經審核 Unaudited 人民幣千元 RMB'000 蘇州海奧斯 Suzhou Health
購買代價	Purchase consideration	26,341
現金付款	Cash payment	
– 於2022年6月30日結算	– Settled as at 30 June 2022	4,000
– 於2022年6月30日尚未付款	– Outstanding as at 30 June 2022	22,341
總購買代價	Total purchase consideration	26,341
因收購而確認之資產及負債如下：		The assets and liabilities recognised as a result of the acquisition are as follows:
現金及現金等價物	Cash and cash equivalents	103
貿易應收款項	Trade receivables	8,046
預付款項、按金及其他應收款項	Prepayments, deposits and other receivables	1,597
物業、廠房及設備(附註14)	Property, plant and equipment (Note 14)	631
使用權資產	Right-of-use assets	908
無形資產(附註15)	Intangible asset (Note 15)	20,037
遞延稅項負債淨額(附註23)	Net deferred tax liabilities (Note 23)	(4,537)
貿易及其他應付款項	Trade and other payables	(10,089)
借款	Borrowings	(4,149)
即期所得稅負債	Current income tax liabilities	(1,547)
租賃負債	Lease liabilities	(1,453)
		9,547
減：非控股權益	Less: non-controlling interest	(2,864)
加：商譽(附註15)	Add: goodwill (Note 15)	19,658
		26,341

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# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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## 25 出售附屬公司

截至2022年6月30日止六個月，本集團出售Henan Xinyue Property Service Co., Ltd (「Henan Xinyue」)，總代價為人民幣810,000元。出售詳情如下：

## 25 DISPOSAL OF A SUBSIDIARY

During the six months ended 30 June 2022, the Group disposed Henan Xinyue Property Service Co., Ltd (“Henan Xinyue”) for a total consideration of RMB810,000. Details of the disposals are as follows:

		未經審核 Unaudited 人民幣千元 RMB'000 Henan Xinyue
出售代價	Disposal consideration	
– 出售附屬公司所收現金及現金等價物	– Cash and cash equivalents received from disposal of the subsidiary	810
出售附屬公司資產淨值總額	Total net assets of the subsidiary disposed of	1,589
減：出售非控股權益	Less: Non-controlling interest disposed of	(779)
		810
出售收益	Gains on disposal	–
出售所得現金，扣除出售現金	Cash proceeds from disposal, net of cash disposed of	810
減：出售附屬公司現金及現金等價物	Less: cash and cash equivalents in the subsidiary disposed of	(643)
出售現金流入淨額	Net cash inflow on disposal	167

## 簡明綜合中期財務資料附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

## 26 承諾事項

### (a) 投資承諾

於2022年6月30日及2021年12月31日，承諾的投資如下：

	2022年 6月30日 30 June 2022 未經審核 Unaudited 人民幣千元 RMB'000	2021年 12月31日 31 December 2021 經審核 Audited 人民幣千元 RMB'000	
於聯營公司的投資承諾	Committed investments in an associate	84,000	84,000

### (b) 經營租賃承諾 – 作為承租人

本集團根據不可撤銷經營租約租用辦公室及員工宿舍。租期介乎一至五年，且大多數租約乃與關聯方簽署且可於租期結束時按市價續約。

於2022年6月30日及2021年12月31日，不可撤銷經營租約應付的未來最低租賃付款總額如下：

## 26 COMMITMENT

### (a) Investment commitment

As at 30 June 2022 and 31 December 2021, committed investments are as follows:

### (b) Operating lease commitments – as lessee

The Group leases offices and staff dormitories under non-cancellable operating lease agreements. The lease terms are between 1 and 5 years, and the majority of lease agreements are signed with related parties and renewable at the end of the lease period at market rate.

As at 30 June 2022 and 31 December 2021, the future aggregate minimum lease payments under non-cancellable operating leases are as follows:

	2022年 6月30日 30 June 2022 未經審核 Unaudited 人民幣千元 RMB'000	2021年 12月31日 31 December 2021 經審核 Audited 人民幣千元 RMB'000	
1年內	No later than 1 year	156	72
1至2年	1–2 years	11	–
2年以上	More than 2 years	9	–
		176	72

## 簡明綜合中期財務資料附註

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

## 27 關聯方交易

### (a) 關聯方名稱及與關聯方的關係

本公司最終控股公司為 Infinity Fortune Development Limited，而本公司最終控股股東為王先生。

### (b) 關聯方交易

## 27 RELATED PARTY TRANSACTIONS

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

The Ultimate Holding Company of the Company is Infinity Fortune Development Limited and the Ultimate Controlling Shareholder of the Company is Mr. Wang.

### (b) Transactions with related parties

		截至6月30日止六個月	
		Six months ended 30 June	
		2022年	2021年
		2022	2021
		未經審核	未經審核
		Unaudited	Unaudited
		人民幣千元	人民幣千元
		RMB'000	RMB'000
提供服務	Provision of services		
- 王先生控制的實體	- Entities controlled by Mr. Wang	<b>454,766</b>	614,763
- 王先生的合營及聯營企業	- Joint ventures and associates of Mr. Wang	<b>78,814</b>	100,236
		<b>533,580</b>	714,999
關聯方代本集團付款	Payment on behalf of the Group by		
- 王先生控制的實體	- Entities controlled by the Mr. Wang	<b>4,609</b>	4,450
與租賃負債相關的利息開支	Interest expenses related to lease liabilities		
- 王先生控制的實體	- Entities controlled by the Mr. Wang	<b>173</b>	48

上述服務費及其他交易的價格根據合約方相互議定的條款釐定。

The prices for the above service fees and other transactions were determined in accordance with the terms mutually agreed by the contract parties.

簡明綜合中期財務資料附註

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

27 關聯方交易(續)

(c) 與關聯方的結餘

27 RELATED PARTY TRANSACTIONS (Cont'd)

(c) Balances with related parties

		2022年 6月30日 30 June 2022 未經審核 Unaudited 人民幣千元 RMB'000	2021年 12月31日 31 December 2021 經審核 Audited 人民幣千元 RMB'000
應收關聯方款項	Receivables from related parties		
貿易應收款項	Trade receivables		
- 王先生控制的實體	- Entities controlled by the Mr. Wang	285,681	136,635
- 王先生的合營及聯營企業	- Joint ventures and associates of Mr. Wang	83,467	58,553
		369,148	195,188
其他應收款項	Other receivables		
- 王先生控制的實體	- Entities controlled by the Mr. Wang	200,314	24,842
- 王先生的合營及聯營企業	- Joint ventures and associates of Mr. Wang	80,002	238,363
		280,316	263,205
合約資產	Contract assets		
- 王先生控制的實體	- Entities controlled by Mr. Wang	279,829	231,365
- 王先生的合營及聯營企業	- Joint ventures and associates of Mr. Wang	31,085	36,465
		310,914	267,830
應收關聯方款項及合約資產 總額	Total receivables and contract assets from related parties	960,378	726,223
應付關聯方款項	Payables to related parties		
合約負債	Contract liabilities		
- 王先生控制的實體	- Entities controlled by Mr. Wang	12,789	11,093
- 最終控股公司的合營及聯 營企業	- Joint ventures and associates of the Ultimate Holding Company	6,417	7,580
		19,206	18,673
租賃負債	Lease liabilities		
- 王先生控制的實體	- Entities controlled by Mr. Wang	6,525	-
應付關聯方款項總額	Total payables to related parties	25,731	18,673



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# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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

## 28 或然事項

於2022年6月30日及2021年12月31日，本集團就第三方的付款義務並無任何重大或然負債或未履行擔保。

## 29 期後事項

於2022年7月，本集團與呂金玉女士訂立股權收購協議，同意收購其於天津市金玉物業管理有限公司的70%股權，故天津市金玉物業管理有限公司自收購日期起成為本集團的附屬公司。於本中期報告日期，有關已收購附屬公司的初步會計處理並不完整，且仍正由管理層審核，故並無披露相關財務資料。

## 28 CONTINGENCIES

As at 30 June 2022 and 31 December 2021, the Group did not have any significant contingent liabilities or outstanding guarantees in respect of payment obligations to third parties.

## 29 SUBSEQUENT EVENTS

In July 2022, the Group entered into an equity acquisition agreement with Ms. Lv Jinyu, agreeing to acquire her 70% equity interests in Tianjin Jinyu Property Management Co., Ltd., which became a subsidiary of the Group since the acquisition date. As at the date of this interim report, the initial accounting for such acquired subsidiary is incomplete and is still under review by the management and thus no relevant financial information is disclosed.

The background is a complex, abstract composition of various shades of green. It features numerous overlapping, semi-transparent rectangular and polygonal shapes that create a sense of depth and movement. Interspersed among these shapes are several circles of varying sizes and opacities, some appearing as bright white highlights and others as soft, blurred green tones. The overall effect is a vibrant, organic, and layered visual texture.

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