



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

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

Stock Code 股份代號：2048

中國創新的、  
基於房地產數據的  
房地產交易服務商

2022

Interim Report  
中期報告

## 目錄 CONTENTS

公司資料 Corporate Information	2		
主席報告／業務回顧 Chairman's Statement/Business Review	5		
財務摘要 Financial Highlights	7	簡明綜合財務報表審閱報告 Report on Review of Condensed Consolidated Financial Statements	34
管理層討論及分析 Management Discussion and Analysis	8	簡明綜合損益及其他全面收益表 Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income	36
報告期後事項 Events After The Reporting Period	17	簡明綜合財務狀況表 Condensed Consolidated Statement of Financial Position	38
企業管治及其他資料 Corporate Governance and Other Information	21	簡明綜合權益變動表 Condensed Consolidated Statement of Changes in Equity	40
		簡明綜合現金流量表 Condensed Consolidated Statement of Cash Flows	42
		簡明綜合財務報表附註 Notes to the Condensed Consolidated Financial Statements	44
		釋義 Definitions	89

## 公司資料 CORPORATE INFORMATION

### 董事會

#### 執行董事

周忻先生(主席)  
黃燦浩先生  
程立瀾博士  
丁祖昱博士

#### 非執行董事

湯興先生(於2022年7月5日辭任)  
蔣珊珊女士(於2022年7月5日獲委任)  
張海先生(於2022年4月1日辭任)  
楊勇先生(於2022年4月1日獲委任)  
謝梅女士  
呂沛美先生

#### 獨立非執行董事

張磅先生  
朱洪超先生  
王力群先生  
李勁先生

### 審計委員會

張磅先生(主席)  
王力群先生  
李勁先生

### 薪酬委員會

朱洪超先生(主席)  
王力群先生  
程立瀾博士

### 提名委員會

周忻先生(主席)  
朱洪超先生  
王力群先生

### 聯席公司秘書

周亮先生  
鄭程傑先生

### BOARD OF DIRECTORS

#### Executive Directors

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

#### Non-Executive Directors

Mr. Tang Xing (*resigned on 5 July 2022*)  
Ms. Jiang Shanshan (*appointed on 5 July 2022*)  
Mr. Zhang Hai (*resigned on 1 April 2022*)  
Mr. Yang Yong (*appointed on 1 April 2022*)  
Ms. Xie Mei  
Mr. Lv Peimei

#### Independent Non-Executive Directors

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

### AUDIT COMMITTEE

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

### REMUNERATION COMMITTEE

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

### NOMINATION COMMITTEE

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

### JOINT COMPANY SECRETARIES

Mr. Zhou Liang  
Mr. Cheng Ching Kit

## 授權代表

程立瀾博士  
周亮先生

## AUTHORIZED REPRESENTATIVES

Dr. Cheng Li-Lan  
Mr. Zhou Liang

## 核數師

德勤•關黃陳方會計師行  
註冊公眾利益實體核數師  
(於2022年7月20日辭任)  
中匯安達會計師事務所有限公司  
執業會計師  
(於2022年7月29日獲委任)

## AUDITOR

Deloitte Touche Tohmatsu  
Registered Public Interest Entity Auditors  
(resigned on 20 July 2022)  
Zhonghui Anda CPA Limited  
Certified Public Accountants  
(Appointed on 29 July 2022)

## 註冊辦事處

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

## REGISTERED OFFICE

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

## 總部

中國上海市  
靜安區廣延路383號  
引力樓11樓  
郵政編碼：200072

## HEADQUARTERS

11/F, Yinli Building  
383 Guangyan Road, Jing'an District  
Shanghai 200072, China

## 香港主要營業地點

香港灣仔  
皇后大道東28號  
大新金融中心40樓

## PRINCIPAL PLACE OF BUSINESS IN HONG KONG

40th Floor, Dah Sing Financial Centre  
28 Queen's Road East  
Wan Chai, Hong Kong

## 法律顧問

### 香港及美國法律

世達國際律師事務所

## LEGAL ADVISORS

### As to Hong Kong law and United States law

Skadden, Arps, Slate, Meagher & Flom

### 中國法律

國浩律師(上海)事務所

### As to the laws of mainland China

Grandall Law Firm (Shanghai)

### 開曼群島法律

邁普達律師事務所(香港)有限法律責任合夥

### As to Cayman Islands law

Maples and Calder (Hong Kong) LLP

## 公司資料 CORPORATE INFORMATION

### 香港證券登記處

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

### 主要股份過戶登記處

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

### 主要往來銀行

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

### 股份代號

2048

### 公司網站

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

### 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

### PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

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

### PRINCIPAL BANKER

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

### STOCK CODE

2048

### COMPANY WEBSITE

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

尊敬的各位股東：

### 業務回顧及展望

2022年上半年，樓市依舊疲弱態勢明顯，疫情不確定影響進一步使得中國房地產市場情緒低迷，房企於2022年上半年銷售表現不及2021年同期。受制於整體市場下行、融資環境緊縮等因素的影響，本集團持續受到行業連鎖反應的波及，房地產銷售回款階段性下行，整體業績下滑，報告期內虧損為人民幣1,838.3百萬元。面對複雜多變的市場環境與可動用流動資金的不確定性，本公司一方面採取合理全面的債務管理措施，以整體應對本集團所面臨前所未有的財務風險，另一方面持續積極推動各項業務保持良好的發展。相信本集團將通過各業務板塊之間的協同效應實現業務逐步恢復。

本集團堅持數字化營銷和數字化服務兩大戰略重心，發揮業務協同效應，實現資產價值最優化。

1) 圍繞「天貓好房」的數字化營銷戰略，構建房地產信息服務平台，和線上線下全鏈路交易平台：本集團於2021年9月和阿里巴巴達成新的戰略合作，並於11月正式以股權置換形式完成對天貓好房的收購。阿里巴巴授予本集團線上房地產營銷和交易的獨家經營權，推動房地產行業的數字化轉型。天貓好房服務內容包括新房、二手房、租房業務，充分結合阿里巴巴的品牌、技術、產品和運營等全方面賦能，以及易居中國在房地產營銷和交易服務方面的經驗與資源，針對消費者、開發商和經紀行業的需求展開創新的數字化營銷及交易戰略。目前天貓好房信息服務平台建設已經初步完成，服務覆蓋全國超過300城市，線上新房項目35,000+，二手房房源20萬+，租房房源40萬+，月活用戶超過2,000萬。天貓好房以邀請開發商、房產經紀機構、集中式公寓、房產交易

Dear Shareholders,

### BUSINESS REVIEW AND OUTLOOK

In the first half of 2022, the property market remained sluggish. The uncertain impact of the pandemic further led to a downturn in the real estate market in the PRC. The sales performance of real estate companies in the first half of 2022 fell short of that of the same period of 2021. Subject to factors such as the overall market downturn and shrinking financing environment, the Group was constantly affected by the chain reaction of the industry. The collection of real estate sales showed a staged downward trend and its overall performance declined. During the Reporting Period, the Group recorded a loss of RMB1,838.3 million. In the face of the complex and volatile market environment and the uncertainties of available working capital, the Company has adopted reasonable and comprehensive debt management measures to cope with the unprecedented financial risks faced by the Group as a whole, and on the other hand, it has continued to actively promote the sound development of various businesses. The Group believes that gradual business recovery will be achieved through synergies among various business segments.

The Group adheres to the two major strategic focuses of digital marketing and digital services, leveraging business synergies to optimize asset value.

1) **With the digital marketing strategy centered on “Tmall Haofang (天貓好房)”, the Group built a real estate information service platform and a full-chain platform for online and offline real estate trading:** in September 2021, the Group formed a new strategic cooperation with Alibaba and officially completed the acquisition of Tmall Haofang through an equity swap in November 2021. The exclusive right to operate online real estate marketing and transactions granted by Alibaba to the Group promotes the digital transformation of the real estate industry. Tmall Haofang’s services include new housing, second-hand housing and rental business, which fully integrates Alibaba’s brand, technology, products and operations, with E-House (China)’s experience and resources in real estate marketing and transaction services, with an aim to conduct innovative digital marketing and transaction strategies tailored to the needs of consumers, developers and the brokerage industry. At present, the construction of Tmall Haofang information service platform has been initially completed, covering more than 300 cities across the country, with 35,000+ online new housing projects, 200,000+ second-hand housing listings, 400,000+ rental housing listings, and more than 20 million monthly active users. Tmall Haofang

## 主席報告／業務回顧 CHAIRMAN'S STATEMENT/BUSINESS REVIEW

服務中心等各類房產交易方入駐平台開店做生意的獨特業務模式，打造新房、二手房和租房全鏈路交易平台。

- 2) 圍繞「克而瑞大數據」的數字化服務戰略，構建不動產數字化解決方案平台生態圈：充分發揮房地產大數據和數字化優勢，打造克而瑞為全國領先的不動產數字化解決方案提供商。克而瑞將繼續保持在住宅開發領域的大數據服務領先地位，順應地產發展趨勢，持續深耕護城河，調優優質客戶結構，並開展數字化創新探索，幫助房地產開發商和購房者實現從精準勾地、精準品質到精準獲客的生態閉環；同時，克而瑞將降本增效，並幫助數據驅動業務升級。

builds a full-chain trading platform for new houses, second-hand houses and rented houses with a unique business model by inviting developers, real estate brokers, centralized apartments, real estate transaction service centers and other real estate transactions parties to set up stores on the platform.

- 2) **Adhering to the digital service strategy centered on “CRIC Big Data”, the Group built a real estate digital solution platform ecosystem:** through giving full play to the advantages of real estate big data and digitalization, the Group will develop CRIC into a leading real estate digital solution provider in China. CRIC will continue to maintain its leading position in big data services in residential development, follow the trend of real estate development, continue to maintain its consistent advantage, optimize the structure of high-quality customers, and carry out digital innovation and exploration to help real estate developers and property buyers achieve an ecological closed-loop system from precise land acquisition, precise quality to precise customer acquisition. In the meantime, CRIC will reduce costs and increase efficiency, and support the data-driven business upgrade.

周忻  
主席

香港  
2022年11月30日

Zhou Xin  
Chairman

Hong Kong  
30 November 2022

## 財務摘要 FINANCIAL HIGHLIGHTS

- 截至2022年6月30日止六個月，總收入為人民幣2,438.8百萬元。
- 截至2022年6月30日止六個月，房地產代理服務交易總額（「GTV」）為人民幣478億元。
- 截至2022年6月30日止六個月，房地產經紀網絡服務GTV為人民幣271億元。
- 截至2022年6月30日止六個月，期內虧損為人民幣1,838.3百萬元，而期內全面開支總額為人民幣1,832.4百萬元。
- Total revenue amounted to RMB2,438.8 million for the six months ended 30 June 2022.
- The total gross transaction value (“GTV”) of real estate agency services was RMB47.8 billion for the six months ended 30 June 2022.
- The total GTV of real estate brokerage network services amounted to RMB27.1 billion for the six months ended 30 June 2022.
- Loss for the period amounted to RMB1,838.3 million, and total comprehensive expense for the period amounted to RMB1,832.4 million for the six months ended 30 June 2022.



## 管理層討論及分析

### MANAGEMENT DISCUSSION AND ANALYSIS

#### 收入

我們的收入從截至2021年6月30日止六個月的人民幣6,247.9百萬元減少61.0%至截至2022年6月30日止六個月的人民幣2,438.8百萬元。該減少主要由於房地產市場整體低迷。

一手房代理服務產生的收入從截至2021年6月30日止六個月的人民幣1,637.4百萬元減少77.6%至截至2022年6月30日止六個月的人民幣367.2百萬元，主要由於房地產市場整體低迷而導致GTV下降所致。

房地產經紀網絡服務產生的收入從截至2021年6月30日止六個月的人民幣2,162.3百萬元減少68.1%至截至2022年6月30日止六個月的人民幣689.0百萬元。該減少乃主要由於房地產市場整體低迷而導致GTV下降所致。

房地產數據及諮詢服務產生的收入從截至2021年6月30日止六個月的人民幣495.9百萬元減少40.2%至截至2022年6月30日止六個月的人民幣296.3百萬元，主要由於房地產市場整體低迷。

數字營銷服務產生的收入從截至2021年6月30日止六個月的人民幣1,952.3百萬元減少44.4%至截至2022年6月30日止六個月的人民幣1,086.3百萬元，主要由於電商服務及線上宣傳服務所得收入下降所致。

#### 員工成本

我們的員工成本從截至2021年6月30日止六個月的人民幣1,783.6百萬元減少37.8%至截至2022年6月30日止六個月的人民幣1,109.1百萬元。員工成本佔收入的比例從截至2021年6月30日止六個月的28.5%增加至截至2022年6月30日止六個月的45.5%，主要由於收入下降所致。

#### Revenue

Our revenue decreased by 61.0% from RMB6,247.9 million for the six months ended 30 June 2021 to RMB2,438.8 million for the six months ended 30 June 2022. The decrease was primarily due to the overall downturn of real estate market.

Revenue derived from real estate agency services in the primary market decreased by 77.6% from RMB1,637.4 million for the six months ended 30 June 2021 to RMB367.2 million for the six months ended 30 June 2022, primarily due to the decline of GTV caused by the overall downturn in the real estate market.

Revenue derived from real estate brokerage network services decreased by 68.1% from RMB2,162.3 million for the six months ended 30 June 2021 to RMB689.0 million for the six months ended 30 June 2022. This decrease was primarily due to the decline of GTV caused by the overall downturn in the real estate market.

Revenue derived from real estate data and consulting services decreased by 40.2% from RMB495.9 million for the six months ended 30 June 2021 to RMB296.3 million for the six months ended 30 June 2022, primarily due to the overall downturn of real estate market.

Revenue derived from digital marketing services decreased by 44.4% to from RMB1,952.3 million for the six months ended 30 June 2021 to RMB1,086.3 million for the six months ended 30 June 2022, primarily due to a decrease in revenue from e-commerce services and online advertising services.

#### Staff costs

Our staff costs decreased by 37.8% from RMB1,783.6 million for the six months ended 30 June 2021 to RMB1,109.1 million for the six months ended 30 June 2022. Staff costs as a percentage of our revenue increased from 28.5% for the six months ended 30 June 2021 to 45.5% for the six months ended 30 June 2022, primarily due to the decrease of revenue.

### 宣傳及推廣開支

我們的宣傳及推廣開支從截至2021年6月30日止六個月的人民幣1,450.2百萬元減少22.7%至截至2022年6月30日止六個月的人民幣1,121.1百萬元。宣傳及推廣開支主要包括樂居控股有限公司（一間於紐約證券交易所上市的公司，證券代碼：LEJU）用於業務擴張的針對性線上及線下營銷成本。該減少主要由於數字營銷服務產生的收入下降所致。

### 短期租賃、低價值資產租賃及可變租賃的租金開支

我們於截至2022年6月30日止六個月錄得人民幣60.4百萬元的短期租賃、低價值資產租賃及可變租賃的租金開支，而於截至2021年6月30日止六個月則錄得人民幣50.9百萬元。該增加主要由於關於可變租賃的開支增加所致。

### 折舊及攤銷開支

我們的折舊及攤銷開支從截至2021年6月30日止六個月的人民幣210.6百萬元增加30.4%至截至2022年6月30日止六個月的人民幣274.6百萬元，主要由於收購產生的無形資產攤銷增加所致。

### 面臨預期信貸損失（「預期信貸損失」）的金融資產虧損撥備（扣除撥回）

我們的面臨預期信貸損失的金融資產虧損撥備（扣除撥回）從截至2021年6月30日止六個月的人民幣1,937.6百萬元減少77.9%至截至2022年6月30日止六個月的人民幣428.5百萬元，主要由於2021年上半年個別房地產開發商客戶的信貸質素惡化，本集團就個別房地產開發商客戶的未償還貿易相關應收款項的預期信貸損失確認額外虧損撥備所致。

### Advertising and promotion expenses

Our advertising and promotion expenses decreased by 22.7% from RMB1,450.2 million for the six months ended 30 June 2021 to RMB1,121.1 million for the six months ended 30 June 2022. The advertising and promotion expenses primarily consist of targeted online and offline marketing costs for business expansion from Leju Holdings Limited (a company listed on the New York Stock Exchange with stock Ticker LEJU). The decrease primarily due to the decrease of revenue from digital marketing services.

### Rental expenses for short-term leases, low-value assets leases and variable leases

We recorded rental expenses for short-term leases, low-value assets leases and variable leases of RMB60.4 million for the six months ended 30 June 2022 compared to RMB50.9 million for the six months ended 30 June 2021. The increase was primarily due to the increase of expenses relating to variable leases.

### Depreciation and amortisation expenses

Our depreciation and amortisation expenses increased by 30.4% from RMB210.6 million for the six months ended 30 June 2021 to RMB274.6 million for the six months ended 30 June 2022, primarily due to the increase in amortisation of intangible assets arising from acquisition.

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

Our loss allowance on financial assets subject to ECL, net of reversal decreased by 77.9% from RMB1,937.6 million for the six months ended 30 June 2021 to RMB428.5 million for the six months ended 30 June 2022, primarily due to the recognition of additional loss allowance on ECL of the Group's outstanding trade related receivables from certain of the Group's customers engaged in property development whose credit qualities have worsened in the first half of 2021.

## 管理層討論及分析

### MANAGEMENT DISCUSSION AND ANALYSIS

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

截至2022年6月30日止六個月，我們錄得終止確認按公允價值計量並計入其他全面收益的應收款項產生的虧損為零，而截至2021年6月30日止六個月為人民幣5.7百萬元。零虧損主要因透過若干保理安排出售按公允價值計量並計入其他全面收益的應收款項所致。

#### 諮詢開支

我們的諮詢開支從截至2021年6月30日止六個月的人民幣175.2百萬元減少44.9%至截至2022年6月30日止六個月的人民幣96.6百萬元，主要由於房地產數據及諮詢服務相關收入下降所致。

#### 分銷開支

我們的分銷開支從截至2021年6月30日止六個月的人民幣1,982.4百萬元減少67.0%至截至2022年6月30日止六個月的人民幣654.9百萬元，主要由於房地產經紀網絡服務產生的收入下降所致。

#### 其他經營成本

我們的其他經營成本從截至2021年6月30日止六個月的人民幣316.9百萬元減少43.0%至截至2022年6月30日止六個月的人民幣180.7百萬元，主要由於本公司縮減成本所致。

#### 其他收入

我們的其他收入從截至2021年6月30日止六個月的人民幣168.2百萬元減少至截至2022年6月30日止六個月的人民幣77.1百萬元，主要由於利息收入下降所致。

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

We recorded loss on derecognition of receivables at FVTOCI of nil for the six months ended 30 June 2022 and RMB5.7 million for the six months ended 30 June 2021. The nil loss incurred was primarily from the disposal of receivables at FVTOCI through certain factoring arrangement.

#### Consultancy expenses

Our consultancy expenses decreased by 44.9% from RMB175.2 million for the six months ended 30 June 2021 to RMB96.6 million for the six months ended 30 June 2022, primarily due to the decrease of revenue related to real estate data and consulting services.

#### Distribution expenses

Our distribution expenses decreased by 67.0% from RMB1,982.4 million for the six months ended 30 June 2021 to RMB654.9 million for the six months ended 30 June 2022, primarily due to the decrease of revenue derived from real estate brokerage network services.

#### Other operating costs

Our other operating costs decreased by 43.0% from RMB316.9 million for the six months ended 30 June 2021 to RMB180.7 million for the six months ended 30 June 2022, primarily due to the company's reduction of cost.

#### Other income

Our other income decreased from RMB168.2 million for the six months ended 30 June 2021 to RMB77.1 million for the six months ended 30 June 2022, primarily due to the decrease of interest income.

## 管理層討論及分析 MANAGEMENT DISCUSSION AND ANALYSIS

### 其他收益及虧損

我們於截至2021年6月30日止六個月錄得人民幣213.5百萬元其他收益淨額，於截至2022年6月30日止六個月則錄得人民幣173.8百萬元其他虧損淨額。截至2021年6月30日止六個月，我們的其他收益淨額主要歸因於來自投資若干股票的基金之未確認收入，而截至2022年6月30日止六個月，我們的其他虧損淨額主要歸因於匯兌虧損。

### 其他開支

我們的其他開支從截至2021年6月30日止六個月的人民幣4.7百萬元減少至截至2022年6月30日止六個月的人民幣1.4百萬元，主要歸因於提前終止租賃協議產生相關開支。

### 應佔聯營公司業績

截至2021年6月30日止六個月，我們錄得人民幣6.4百萬元應佔聯營公司利潤，於截至2022年6月30日止六個月則錄得人民幣1.7百萬元應佔聯營公司虧損。截至2022年6月30日止六個月我們的應佔虧損主要歸因於某公司提供數字營銷服務。

### 融資成本

我們的融資成本從截至2021年6月30日止六個月的人民幣269.6百萬元減少10.0%至截至2022年6月30日止六個月的人民幣242.5百萬元，主要由於計息貸款加權平均結餘減少所致。

### 所得稅開支

我們的所得稅開支從截至2021年6月30日止六個月的人民幣11.4百萬元減少21.5%至截至2022年6月30日止六個月的人民幣9.0百萬元，主要由於應稅所得減少。

### Other gains and losses

We recorded net other gains of RMB213.5 million for the six months ended 30 June 2021 and net other losses of RMB173.8 million for the six months ended 30 June 2022. Our net other gains for the six months ended 30 June 2021 were primarily attributable to the unrecognised income from a fund that invests in some stocks, and the net other losses for the six months ended 30 June 2022 were primarily attributable to the foreign exchange losses.

### Other expenses

Our other expenses decreased from RMB4.7 million for the six months ended 30 June 2021 to RMB1.4 million for the six months ended 30 June 2022, primarily attributable to the expenses related to termination of leasing agreements in advance.

### Share of results of associates

We recorded share of profits of associates of RMB6.4 million for the six months ended 30 June 2021 and share of losses of associates of RMB1.7 million for the six months ended 30 June 2022. The share of losses for the six months ended 30 June 2022 was primarily attributable to a company provided digital marketing services.

### Finance costs

Our finance costs decreased by 10.0% from RMB269.6 million for the six months ended 30 June 2021 to RMB242.5 million for the six months ended 30 June 2022, primarily due to the decrease in the weighted average balances of interest bearing loans.

### Income tax expense

Our income tax expense decreased by 21.5% from RMB11.4 million for the six months ended 30 June 2021 to RMB9.0 million for the six months ended 30 June 2022, primarily due to the decrease of taxable income.

## 管理層討論及分析

### MANAGEMENT DISCUSSION AND ANALYSIS

#### 期內虧損

由於上述因素，截至2022年6月30日止六個月，我們的期內虧損為人民幣1,838.3百萬元，而截至2021年6月30日止六個月的期內虧損為人民幣1,562.7百萬元。

#### 期內全面開支總額

由於上述因素，截至2022年6月30日止六個月，我們的期內全面開支總額為人民幣1,832.4百萬元，而截至2021年6月30日止六個月則為期內全面開支總額人民幣1,562.4百萬元。

#### 非《國際財務報告準則》指標

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

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

#### Loss for the period

As a result of the foregoing, our loss for the period amounted to RMB1,838.3 million for the six months ended 30 June 2022, compared to loss for the period of RMB1,562.7 million for the six months ended 30 June 2021.

#### Total comprehensive expense for the period

As a result of the foregoing, our total comprehensive expense for the period amounted to RMB1,832.4 million for the six months ended 30 June 2022, compared to total comprehensive expense for the period of RMB1,562.4 million for the six months ended 30 June 2021.

#### Non-IFRS Measures

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

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

## 管理層討論及分析 MANAGEMENT DISCUSSION AND ANALYSIS

截至2022年6月30日止六個月，我們的經營虧損為人民幣1,487.1百萬元，而截至2021年6月30日止六個月則為經營虧損人民幣1,665.2百萬元。截至2022年6月30日止六個月，我們的經營虧損率61.0%，而截至2021年6月30日止六個月則為經營虧損率26.7%，主要由於房地產市場整體下滑。經營虧損及經營虧損率的計算與《國際財務報告準則》不符，可能與其他公司的類似財務指標無法直接比較。使用該等計量方式作為分析工具有局限性，不應將其與根據《國際財務報告準則》所報告的其他計量方式分開考慮。

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

我們的稅息折舊及攤銷前虧損於截至2022年6月30日止六個月為人民幣1,312.3百萬元，而截至2021年6月30日止六個月的稅息折舊及攤銷前虧損為人民幣1,071.1百萬元。稅息折舊及攤銷前虧損的計算與《國際財務報告準則》不符，因此可能與其他公司的類似財務指標無法直接比較。使用該等計量方式作為分析工具有局限性，不應將其與根據《國際財務報告準則》所報告的其他計量方式分開考慮。

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

Our operating loss amounted to RMB1,487.1 million for the six months ended 30 June 2022 compared to an operating loss of RMB1,665.2 million for the six months ended 30 June 2021. Our operating loss margin was 61.0% for the six months ended 30 June 2022, as compared to our operating loss margin of 26.7% for the six months ended 30 June 2021, primarily due to the overall downturn in the real estate market. The calculation of operating loss and operating loss margin is not in accordance with IFRS and may not be directly comparable with similarly named financial measures of other companies. The use of these measures has limitations as an analytical tool, and you should not consider them in isolation from other measures as reported in accordance with IFRS.

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

Our EBITDA loss for the six months ended 30 June 2022 was RMB1,312.3 million, as compared with EBITDA loss of RMB1,071.1 million for the six months ended 30 June 2021. The calculation of EBITDA loss is not in accordance with IFRS and therefore may not be directly comparable with similarly named financial measures of other companies. The use of these measures has limitations as an analytical tool, and you should not consider them in isolation from other measures as reported in accordance with IFRS.

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

## 管理層討論及分析

### MANAGEMENT DISCUSSION AND ANALYSIS

由於自2019年起，易居企業（中國）集團21名投資者應佔的利潤及全面收益總額為零，且截至2022年6月30日止六個月，首次公開發售前購股權計劃有關的基於股份的薪酬開支為零。披露該等指標預期將不會影響使用者依據財務報表所作出的經濟決定。

#### 流動性及財務資源

截至2022年6月30日止六個月，我們主要用我們的經營所得現金及外部借款為我們的現金需求出資。截至2021年12月31日及2022年6月30日，我們的現金及現金等價物分別為人民幣3,314.7百萬元及人民幣2,101.8百萬元。我們通常將超額現金存入計息銀行賬戶及往來賬戶。

截至2022年6月30日止六個月，我們現金的主要用途是為所需營運資本及其他經常性開支出資，以支援我們的業務擴張。展望未來，我們相信，我們內部所產生的現金、外部借款、股份認購以及不時從資本市場籌集的其他資金，將可共同滿足我們的流動資金需求。

#### 資本開支

購買物業及設備以及物業  
及設備按金  
購買無形資產

Purchase of and deposits placed for  
property and equipment  
Purchase of intangible assets

2022

2022年

RMB'000

人民幣千元

(unaudited)

(未經審計)

2021

2021年

RMB'000

人民幣千元

(unaudited)

(未經審計)

總計

Total

15,384

64,965

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

Since the profit and total comprehensive income attributable to the 21 Investors of the PRC Holdco was nil from 2019, and the share-based compensation expense related to the Pre-IPO Share Option Scheme was nil for the six months ended 30 June 2022, the disclosure of these measures would not be expected to influence the economic decisions of users taken on the basis of financial statements.

#### Liquidity and Financial Resources

During the six months ended 30 June 2022, we have funded our cash requirements principally from cash generated from our operations and external borrowings. We had cash and cash equivalents of RMB3,314.7 million and RMB2,101.8 million as of 31 December 2021 and 30 June 2022, respectively. We generally deposit our excess cash in interest bearing bank accounts and current accounts.

During the six months ended 30 June 2022, our principal uses of cash have been for the funding of required working capital and other recurring expenses to support the expansion of our operations. Going forward, we believe our liquidity requirements will be satisfied by using funds from a combination of internally generated cash, external borrowings, the share subscriptions and other funds raised from the capital markets from time to time.

#### Capital Expenditure

截至6月30日止六個月  
Six months ended 30 June

		2022	2021
		2022年	2021年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(unaudited)	(unaudited)
		(未經審計)	(未經審計)
購買物業及設備以及物業 及設備按金	Purchase of and deposits placed for property and equipment	15,384	64,947
購買無形資產	Purchase of intangible assets	-	18
總計	Total	15,384	64,965

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

### 資產負債表外承擔及安排

截至2022年6月30日，我們並無進行任何資產負債表外交易。

### 資本負債比率

截至2022年6月30日，本集團資本負債比率（按期末債務（所有銀行及其他借款）總額除以資產總值）為66.7%，而截至2021年12月31日為56.6%。該增加主要由於資產總值減少。

### 持有的重大投資

截至2022年6月30日，我們並無於任何其他公司的股本權益中持有任何重大投資（包括投資額為於2022年6月30日本公司資產總值5%或以上的於被投資公司的任何投資）。

### 重大投資及資本資產的未來計劃

截至2022年6月30日，我們並無重大投資及資本資產的其他計劃。

### 附屬公司及聯屬公司的重大收購及／或出售

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

### 僱員及薪酬政策

截至2022年6月30日，我們擁有8,463名全職僱員，大部分僱員位於中國。根據我們的業務策略，我們的僱員位於上海的總部以及中國多個其他城市。

我們的成功取決於我們吸引、挽留及激勵合資格人員的能力。作為我們挽留策略的一部分，除了基本薪資外，我們向僱員提供基於績效的現金紅利及其他激勵。截至2022年6月30日止六個月的薪酬開支總額（包括基於股份的薪酬開支）為人民幣1,109.1百萬元，減少37.8%。

### Off-Balance Sheet Commitments and Arrangements

As of 30 June 2022, we had not entered into any off-balance sheet transactions.

### Gearing Ratio

As of 30 June 2022, the gearing ratio of the Group, which is calculated by dividing total debt (all bank and other borrowings) by total assets as of the end of the period, was 66.7% as compared with 56.6% as of 31 December 2021. The increase was primarily due to the decrease of total assets.

### Significant Investments Held

As of 30 June 2022, we did not hold any significant investments in the equity interests of any other companies (including any investment in an investee company with a value of 5% or more of the Company's total assets as at 30 June 2022).

### Future Plans for Material Investments and Capital Assets

As of 30 June 2022, we did not have other plans for material investments and capital assets.

### Material Acquisitions and/or Disposals of Subsidiaries and Affiliated Companies

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

### Employee and Remuneration Policy

As of 30 June 2022, we had 8,463 full-time employees, most of whom were based in China. Our employees are based in our headquarters in Shanghai and various other cities in China according to our business strategies.

Our success depends on our ability to attract, retain and motivate qualified personnel. As part of our retention strategy, we offer employees performance-based cash bonuses and other incentives in addition to base salaries. The total remuneration expenses, including share-based compensation expense, for the six months ended 30 June 2022 were RMB1,109.1 million, representing a decrease of 37.8%.



## 管理層討論及分析 MANAGEMENT DISCUSSION AND ANALYSIS

### 外匯風險

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

### 資產質押

截至2022年6月30日，本集團銀行借款人民幣911.8百萬元以灣居物業（賬面值人民幣595.9百萬元）、唐朝大酒店（賬面值人民幣527.6百萬元）及杭州平瀾業務中心的兩個單位（賬面值人民幣17.8百萬元）作抵押。

### 或有負債

截至2022年6月30日，我們並無任何重大負債（於2021年6月30日：無）。

### Foreign Exchange Risk

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

### Pledge of Assets

As of 30 June 2022, the Group's bank borrowings of RMB911.8 million was secured by Wanju Property (carrying amount of RMB595.9 million), Tangchao Grand Hotel (carrying amount of RMB527.6 million) and 2 units in Hangzhou Pinglan business center (carrying amount of RMB17.8 million).

### Contingent Liabilities

As at 30 June 2022, we did not have any material contingent liabilities (as at 30 June 2021: nil).

於2022年3月，本集團宣佈就其於2022年及2023年到期的一系列優先票據進行境外債務重組（「重組」）。開曼群島大法院於2022年11月9日批准本公司與計劃債權人根據《公司法》（2022年修訂）第86條訂立的與重組相關的建議安排計劃。重組僅於根據計劃條款之重組條件已達成或獲豁免後生效。根據計劃條款，達成或豁免該等條件的最後期限目前為2022年12月14日，有關詳情，請參閱本公司日期為2022年3月31日、4月7日、11日、14日、18日及25日、9月21日、10月5日、6日、7日及12日、11月3日、10日及16日的公告。

## 有關2021年經審計業績的補充資料

茲提述本公司日期為2022年3月31日之公告（「未經審計業績公告」）及2022年11月21日之公告（「經審計業績公告」），內容有關（其中包括）本集團截至2021年12月31日止年度之未經審計及經審計綜合業績。經審計業績公告披露，面臨預期信貸損失的金融資產的額外損失撥備為人民幣2,295.4百萬元（「額外預期信貸損失」）及非流動資產確認的額外減值損失為人民幣267.5百萬元（「額外減值」）。本公司謹此補充以下有關額外預期信貸損失及額外減值的資料。

於未經審計業績公告及經審計業績公告期間，因若干重大事件及情況於不同時間發生／出現，導致產生了額外預期信貸損失及額外減值。具體而言，就額外預期信貸損失而言，由於中國實施若干法律及政策（包括土地拍賣及監管基金相關政策），中國房地產行業的市場狀況持續嚴峻且不斷惡化，導致中國房地產交易持續減少及若干物業開發商面臨信貸危機，以及本集團若干客戶因此拖欠付款。就額外減值而言，鑒於中國房地產行業的市況，樂居的財務表現低於管理層發出未經審計業績時的預期。因此，我們以更合理的方式更新及編製預測，從而產生額外減值。

In March 2022, the Group announced an offshore debt restructuring (the “**Restructuring**”) in respect of its series of senior notes due 2022 and 2023. The proposed scheme of arrangement between the Company and the scheme creditors under section 86 of the Companies Act (2022 Revision) relating to the Restructuring was sanctioned by the Grand Court of the Cayman Islands on 9 November 2022. The Restructuring will become effective only upon the satisfaction or waiver of the restructuring conditions in accordance with the terms of the scheme. Under the terms of the scheme, the long stop date for satisfying or waiving such conditions is currently 14 December 2022. For details, please refer to the announcements of the Company dated 31 March, 7, 11, 14, 18, and 25 April, 21 September, 5, 6, 7 and 12 October, 3, 10 and 16 November 2022.

## SUPPLEMENTAL INFORMATION IN RELATION TO THE AUDITED 2021 RESULTS

Reference is made to the announcements of the Company dated 31 March 2022 (the “**Unaudited Results Announcement**”) and 21 November 2022 (the “**Audited Results Announcement**”) in relation to, among other matters, the unaudited and audited consolidated results of the Group for the year ended 31 December 2021. It was disclosed in the Audited Results Announcement that there was an additional loss allowance on financial assets subject to expected credit loss of RMB2,295.4 million (the “**Additional ECL**”) and additional impairment losses recognised on non-current assets of RMB267.5 million (the “**Additional Impairment**”). The Company would like to supplement that the following information in respect of the Additional ECL and the Additional Impairment.

There were several major events and circumstances that happened/arose at various times during the period between the Unaudited Results Announcement and Audited Results Announcement which led to the Additional ECL and the Additional Impairment. In particular, in respect of the Additional ECL, there were continuous severe and deteriorating market conditions in the PRC real estate industry as a result of the implementation of certain laws and policies in the PRC, including in respect of land auctions and regulatory funds, resulting in real estate transactions continuing to decrease and several property developers facing credit crisis, and defaults in payments by a number of the Group’s customers as a result of the above. In respect of the Additional Impairment, in light of the market conditions in the PRC real estate industry, the financial performance of Leju fell short of the management’s expectation at the time of the Unaudited Results. Hence the forecast was updated and prepared in a more reasonable manner, resulting in the Additional Impairment.

## 報告期後事項 EVENTS AFTER THE REPORTING PERIOD

在此基礎上，本公司管理層在發出未經審計業績公告及確定預期信用損失和減值時編製的評估模型中採用的主要假設進行了修訂，導致上述重大差異。

### 額外預期信貸損失

本公司管理層根據各應收款項的信貸風險估計來自房地產項目的應收款項的預期信貸損失虧損撥備金額。該等應收款項對信貸評級良好的客戶（戰略類客戶）或信貸風險高的客戶（高風險類客戶或一般風險類客戶－信貸減值）按個別基準作出評估及餘下者（一般風險類客戶－非信貸減值）一併使用撥備矩陣作出評估。

預期信貸損失的計量為違約概率、違約損失率（即違約時的損失程度）及違約風險敞口的函數。評估違約概率及違約損失率的依據是過往數據及前瞻性資料。預期信貸損失的估計反映公正及概率加權金額，該金額是以發生違約的風險作為權重來確定。應收賬款、應收關聯方貿易性質款項－應收賬款、應收票據、按公允價值計量並計入其他全面收益（「按公允價值計量並計入其他全面收益」）的應收款項以及合約資產預期信貸損失的計量對信用評級良好的客戶（戰略類客戶）或信用風險高的客戶（一般風險類客戶－信貸減值、高風險類客戶或個別評估客戶）或具有重大未償還結餘之債務人按個別基準就預期信貸損失作出評估及餘下者（一般風險類客戶－非信貸減值）一併使用撥備矩陣作出評估。本集團使用實際權宜的方法，經考慮債務人的歷史結算模式、過往違約經驗、所取得作為抵押品的房地產公允價值、債務人經營的行業的一般經濟狀況以及在報告日期對當前狀況和預測趨勢的評估，使用撥備矩陣對該等資產的預期信貸損失作出估計。

On basis of the above, the major assumptions adopted in the assessment model prepared by the management of the Company at the time of the Unaudited Results Announcement in determining the ECL and impairment were revised, resulting in the aforementioned material differences.

### Additional ECL

The management of the Company estimated the amount of loss allowance for ECL on receivables from property projects based on the credit risk of the respective receivables. These receivables are assessed on an individual basis for customers with good credit rating (strategic type customers) or with high credit risk (high risk type customers or normal risk type customers – credit-impaired) and the remaining (normal risk type customers – not credit-impaired) are assessed collectively using provision matrix.

The measurement of ECL is a function of the probability of default, loss given default (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data and forward-looking information. Estimation of ECL reflects an unbiased and probability-weighted amount that is determined with the respective risks of default occurring as the weights. The measurement of ECL on accounts receivables, amounts due from related parties of trade nature – accounts receivables, bills receivables, receivables at fair value through other comprehensive income (“FVTOCI”) and contract assets are assessed on an individual basis for customers with good credit rating (strategic type customers) or with high credit risk (normal risk type customers – credit-impaired, high risk type customers or individually assessed customers) or debtors with significant outstanding balances are assessed for ECL individually, and the remaining (normal risk type customers – not credit-impaired) is assessed collectively using provision matrix. The Group uses a practical expedient in estimating ECL on these assets using a provision matrix taking into consideration historical settlement pattern, past default experience of the debtor, fair value of real estate properties obtained as collateral, general economic conditions of the industry in which the debtors operate and an assessment of both the current as well as the forecast direction of conditions at the reporting date.

一般而言，預期信貸損失按根據合約應付本集團的所有合約現金流量與本集團預計收取的現金流量（按初始確認時釐定的實際利率折現）之間的差額估算。本次估值識別出16個信用惡化的房地產開發商為高風險交易對手。向交易對手收取的應收賬款（「應收賬款」）的違約概率（「違約概率」）由Kealhofer、McQuown及Vasicek模型（「KMV」）單獨估算，且違約概率結果為72%至100%。對於其他沒有發生信用惡化的交易對手而言，本集團統一採用撥備矩陣法估算預期信用損失。撥備矩陣根據一實體的應收賬款的歷史滾動率作出，並根據前景預期調整。根據撥備矩陣法，應收賬款根據360天的間隔的不同賬齡分類，且超過兩年以上的應收賬款定義為信貸損失。

### 額外減值

本公司管理層於報告期末通過比較各現金產生單位（「現金產生單位」）的可收回金額和賬面值來進行減值評估。相關現金產生單位的可收回金額乃根據使用價值計算釐定。除貼現率和永久增長率外，其他關鍵假設與現金流入和流出估計有關，包括預計收入、銷售貨品的成本及經營開支（如廣告和推廣費用、租賃費用、員工成本及其他經營開支）。

我們根據本公司主要現金產生單位之一樂居的實際表現計提額外減值。由於(i)估值由獨立估值師編製；(ii)主要假設及估計已經審閱及(iii)評估減值和預期信用虧損所使用的方法為所有上市發行人普遍採用的方法，董事會認為並總結，額外預期信用虧損及額外減值屬必要、公平及合理。

本公司委任了兩名獨立合資格專業估值師來評估額外預期信貸損失及額外減值。考慮到中國房地產行業的市場情況不斷惡化，值得注意的是本公司於預測期間編製的現金產生單位的預計收入與2020財年相比大幅減少，導致現金產生單位的預測利潤大幅下滑。

Generally, the ECL is the difference between all contractual cash flows that are due to the Group in accordance with the contract and the cash flows that the Group expects to receive, discounted at the effective interest rate determined at initial recognition. The valuation identified 16 credit deterioration property developers as high risk counterparties. The probability of default (“PD”) for accounts receivables (“ARs”) due from these counterparties are estimated individually by Kealhofer, McQuown and Vasicek (“KMV”) model and the results of PD are ranged from 72% to 100%. For other counterparties which do not experience credit deterioration, the Group adopted the provision matrix method to estimate ECL collectively. The provision matrix is based on an entity’s historical rolling rate of the account receivables and is adjusted for forward-looking estimates. Under the provision matrix method, the ARs are categorized into different ages according to age by 360 day interval, and ARs with age more than 2 years are defined as credit loss.

### Additional Impairment

Impairment assessment is conducted by the management of the Company at the end of the Reporting Period by comparing the recoverable amount of each cash generating unit (“CGU”) to the carrying amount. The recoverable amount of the relevant CGUs is determined based on a value in use calculation. Other than discount rate and terminal growth rate, other key assumptions related to the estimation of cash inflow and outflow, which include projected revenues, cost of goods sold and operating expenses (e.g. advertising and promotion expenses, rental expenses, staff costs and other operating expenses).

The Addition Impairment was made due to the actual performance of Leju, one of the Company’s major CGUs. Due to the fact that (i) the valuations were prepared by independent valuers; (ii) the major assumptions and estimates were reviewed and (iii) the methodologies used on the assessment of impairment and ECL are widely adopted for all listed issuers, the Board considered and concluded that the Additional ECL and Additional Impairment were considered necessary, fair and reasonable.

The Company appointed two independent qualified professional valuers to assess the Additional ECL and Additional Impairment. Having taken into consideration the deteriorating market conditions in the PRC real estate industry, it is noted that the projected revenue of the CGU prepared by the Company during the forecast period had significantly decreased as compared to FY2020, resulting in a significant decrease in forecast profit of the CGU.

## 報告期後事項 EVENTS AFTER THE REPORTING PERIOD

估值師認為估值方法屬合理，然而，在進行為評估因經濟低迷導致的額外預期信貸損失及額外減值而進行的估值時所使用的假設發生了重大變化（如由於中國相關物業開發商拖欠還款及中國房地產行業的市場情況不斷惡化等因素，違約幾率作出了大幅修訂），尤其是增長率及預計現金流。

除上述外，本公司核數師中匯安達會計師事務所有限公司亦委任了一名專家對估值師所採用方法的主要假設的有效性及其合理性提供第二意見且該名專家認為本公司管理層在評估時所採用的方法及主要假設屬合理。

The valuers are of the view that the methodologies of the valuation are reasonable however, there was a significant change in the assumptions used (e.g. the probability of default was significantly revised due to the default in repayment of the respective PRC properties' developers and the dynamic deteriorating market conditions in the PRC real estate industry, etc.), in particular the growth rate and projected cash flow, in conducting the valuation for the purpose of assessing the Additional ECL and Additional Impairment which were taken into consideration as a result of the ongoing economic downturn.

In addition to the above, Zhonghui Anda CPA Limited, the auditor of the Company, also appointed an expert to provide a second opinion on the validity and reasonableness of the major assumptions adopted in the methodology adopted by valuers and such expert is of the view that the methodologies and major assumptions adopted in the assessment by the management of the Company are reasonable.

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

本公司致力於維持及執行嚴格的企業管治。本公司的企業管治原則為促進有效的內部控制措施，並提升董事會對所有股東的透明度及問責機制。於報告期間，本公司已採納及遵守《上市規則》附錄14所載《企業管治守則》。

於2022年1月1日生效的《企業管治守則》修訂本（「**新企業管治守則**」）適用於自2022年1月1日或之後開始的財政年度的企業管治報告。本公司將繼續定期檢討及監察其企業管治實踐，確保遵守新企業管治守則所載的措施及標準，並於截至2022年12月31日止財政年度的企業管治報告中報告其遵守新企業管治守則的情況。

### 遵守董事進行證券交易的《標準守則》

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

### 審計委員會

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

審計委員會已審閱本集團截至2022年6月30日止六個月的未經審計中期業績，亦與高級管理層成員討論有關本公司所採用會計政策及實務的事項及內部控制。

The Company is committed to maintaining and promoting stringent corporate governance. The principle of the Company's corporate governance is to promote effective internal control measures and to enhance the transparency and accountability of the Board to all shareholders. During the Reporting Period, the Company has adopted and complied with all the applicable code provisions of the Corporate Governance Code as set out in Appendix 14 to the Listing Rules.

The amendments to the CG Code which became effective on 1 January 2022 (the "**New CG Code**") apply to corporate governance reports for a financial year commencing on or after 1 January 2022. The Company will continue to regularly review and monitor its corporate governance practices to ensure compliance with the measures and standards set out in the New CG Code, and report on its compliance with the New CG Code in its corporate governance report for the financial year ending 31 December 2022.

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

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

### AUDIT COMMITTEE

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

The Audit Committee has reviewed the unaudited interim results of the Group for the six months ended 30 June 2022 and discussed matters with respect to the accounting policies and practices adopted by the Company and internal control with senior management members.

## 企業管治及其他資料

### CORPORATE GOVERNANCE AND OTHER INFORMATION

#### 其他董事委員會

除審計委員會外，本公司亦成立提名委員會與薪酬委員會。

#### 購買、出售或贖回本公司上市證券

本公司或其任何附屬公司於報告期間並無購買、出售或贖回本公司於聯交所上市的任何證券。

#### 重大訴訟

截至2022年6月30日，本公司並無涉入任何重大訴訟或仲裁。本公司董事並無知悉針對本公司待決或受威脅的任何重大訴訟或申索。

#### 中期股息

董事會並不建議派付截至2022年6月30日止六個月的中期股息。

#### OTHER BOARD COMMITTEES

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

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

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's securities listed on the Stock Exchange during the Reporting Period.

#### MATERIAL LITIGATION

As of 30 June 2022, the Company was not involved in any material litigation or arbitration. Nor were the Directors of the Company aware of any material litigation or claims that were pending or threatened against the Company.

#### INTERIM DIVIDEND

The Board does not recommend the distribution of an interim dividend for the six months ended 30 June 2022.

## 自過往財政年度結轉的所得款項用途

### 1. 認購事項所得款項的用途

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

認購事項的所得款項總額為828,100,000港元。於2022年6月30日，本集團已動用446.8百萬港元，用於一般公司用途。本公司擬將認購事項所得款項淨額（已扣減與認購事項有關的法律、專業及其他成本及開支）用作本集團的一般營運資金及擴大現有業務，或用於董事不時認為適當的其他用途。為免存疑，所得款項不可用於預付本集團任何本金額超過人民幣10百萬元的債務、借款或債項。

本公司預期在一年內悉數動用所有所得款項。

有關進一步詳情，請參閱本公司日期為2020年7月31日的公告。

## USE OF PROCEEDS BROUGHT FORWARD FROM PREVIOUS FINANCIAL YEARS

### 1. Use of Proceeds from Subscription

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

The gross proceeds from the subscription amount to HK\$828,100,000. As at 30 June 2022, the Group had used HK\$446.8 million for general corporate purposes. The Company intends to apply the net proceeds for the subscription (after deduction of legal, professional and other costs and expenses associated with the subscription) towards the Group’s general working capital and to expand its existing businesses, or for other purposes considered appropriate by the Directors from time to time. For the avoidance of doubt, the proceeds may not be used to pre-pay any debt, borrowings or indebtedness of the Group with a principal amount of more than RMB10 million.

The Company expects to fully utilise all the proceeds within one year.

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



### 2. 發行可換股票據所得款項的用途

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

票據發行的所得款項總額為1,031,900,000港元。於2022年6月30日，本集團已動用942.6百萬港元，用於一般公司用途。本公司擬將票據發行所得款項淨額（已扣減與票據發行有關的法律、專業及其他成本及開支）用作本集團的一般營運資金及擴大現有業務，或用於董事不時認為適當的其他用途。為免存疑，所得款項不可用於預付本集團任何本金額超過人民幣10百萬元之債務、借款或債項。

本公司預期在一年內悉數動用所有所得款項。

有關進一步詳情，請參閱本公司日期為2020年7月31日的公告。

### 2. Use of Proceeds from Issuance of Convertible Note

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

The gross proceeds from the note issuance amount to HK\$1,031,900,000. As at 30 June 2022, the Group had used HK\$942.6 million for general corporate purposes. The Company intends to apply the net proceeds for the note issuance (after deduction of legal, professional and other costs and expenses associated with the note issuance) towards the Group's general working capital and to expand its existing businesses, or for other purposes considered appropriate by the Directors from time to time. For the avoidance of doubt, the proceeds may not be used to pre-pay any debt, borrowings or indebtedness of the Group with a principal amount of more than RMB10 million.

The Company expects to fully utilise all the proceeds within one year.

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

**3. 發行美元計值於2023年到期的優先票據所得款項的用途**

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

於2022年6月30日，本集團已動用約人民幣1,959.5百萬元，用於現有債務再融資。

如上文所述的已使用所得款項均按照本公司日期為2020年12月3日及2021年6月2日之公告（「**2023年票據公告**」）所載之用途使用。先前於2023年票據公告中披露的所得款項淨額擬定用途概無變動。

截至報告期末，2023年票據所得款項已悉數動用。

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

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

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

As at 30 June 2022, the Group had used around RMB1,959.5 million for refinancing existing indebtedness.

The utilised proceeds as described above were used in accordance with the purposes set out in the announcements of the Company dated 3 December 2020 and 2 June 2021 (the “**2023 Notes Announcements**”). There was no change in the intended use of net proceeds as previously disclosed in the 2023 Notes Announcements.

The proceeds from the 2023 Notes were fully utilised as at the end of the Reporting Period.

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

## 企業管治及其他資料

### CORPORATE GOVERNANCE AND OTHER INFORMATION

#### 根據《上市規則》第13.51B(1)條披露董事資料的變動

根據《上市規則》第13.51B(1)條，有關董事資料的變動載列如下：

1. 張海先生於2022年4月1日辭任非執行董事。
2. 楊勇先生於2022年4月1日獲委任為非執行董事。
3. 湯興先生於2022年7月5日辭任非執行董事。
4. 蔣珊珊女士於2022年7月5日獲委任為非執行董事。

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

#### 董事及最高行政人員於本公司或其任何相聯法團的股份、相關股份及債權證的權益及淡倉

於2022年6月30日，本公司董事及最高行政人員於本公司或其相聯法團（定義見證券及期貨條例第XV部）的股份、相關股份及債權證中擁有(a)根據證券及期貨條例第XV部第7及8分部須知會本公司及聯交所之權益及淡倉（包括根據證券及期貨條例之有關條文被當作或被視為擁有的權益及淡倉）；或(b)根據證券及期貨條例第352條須記入本公司存置的登記冊的權益及淡倉；或(c)根據《標準守則》知會本公司及聯交所的權益及淡倉如下：

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

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

1. Mr. Zhang Hai resigned as a non-executive Director on 1 April 2022.
2. Mr. Yang Yong was appointed as a non-executive Director on 1 April 2022.
3. Mr. Tang Xing resigned as a non-executive Director on 5 July 2022.
4. Ms. Jiang Shanshan was appointed as a non-executive Director on 5 July 2022.

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

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

As at 30 June 2022, the interests and short positions of the Directors and chief executives of the Company in the Shares, underlying Shares and debentures of the Company or its associated corporations within the meaning of Part XV of the SFO, which were required (a) to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they were taken or deemed to have under such provisions of the SFO); or (b) to be recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO; or (c) as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code were as follows:

## 企業管治及其他資料

### CORPORATE GOVERNANCE AND OTHER INFORMATION

董事或最高行政人員姓名	身份	普通股數目	持股概約百分比 <sup>(1)</sup>
Name of Director or chief executive	Capacity	Number of ordinary shares	Approximate percentage of holding <sup>(1)</sup>
周先生 <sup>(2)</sup>	受控法團權益／實益擁有人		
Mr. Zhou <sup>(2)</sup>	Interest in controlled corporations/Beneficial owner	413,073,499(L)	23.617%
黃燦浩先生 <sup>(3)</sup>	實益擁有人		
Mr. Huang Canhao <sup>(3)</sup>	Beneficial owner	9,600,000(L)	0.549%
丁祖昱先生 <sup>(3)</sup>	實益擁有人		
Mr. Ding Zuyu <sup>(3)</sup>	Beneficial owner	9,600,000(L)	0.549%
程立瀾先生 <sup>(3)</sup>	實益擁有人		
Mr. Cheng Li-Lan <sup>(3)</sup>	Beneficial owner	1,446,000(L)	0.083%
嚴安女士 <sup>(3)</sup>	實益擁有人		
Ms. Yan An <sup>(3)</sup>	Beneficial owner	2,400,000(L)	0.137%
周亮先生 <sup>(3)</sup>	實益擁有人		
Mr. Zhou Liang <sup>(3)</sup>	Beneficial owner	2,400,000(L)	0.137%

附註：

Notes:

- |   |   |
|---|---|
| <p>(1) 計算乃基於2022年6月30日已發行總數1,749,059,530股股份。</p>  | <p>(1) The calculation is based on the total number of 1,749,059,530 Shares in issue as at 30 June 2022.</p>  |
| <p>(2) 413,073,499股股份分別由中國房產信息集團、易居(中國)控股、On Chance及Regal Ace持有228,920,000股、146,918,440股、20,000,000股及2,775,059股，並且包括根據首次公開發售前購股權計劃授出的購股權行使後將予發行的14,460,000股股份。中國房產信息集團為易居(中國)控股旗下全資附屬公司，易居(中國)控股為易居控股旗下全資附屬公司。易居控股由On Chance、Jun Heng及周先生持有33.13%、14.65%及52.22%的股權。Jun Heng由On Chance全資擁有，而On Chance由周先生全資擁有。Regal Ace由周先生全資擁有。中國房產信息集團持有的228,920,000股股份質押予上海浦東發展銀行股份有限公司(「浦發銀行」)，作為浦發銀行授予易居(中國)控股定期貸款融通的抵押品。有關進一步詳情，請參閱本公司日期為2018年9月6日的公告。</p> | <p>(2) 413,073,499 Shares are held as to 228,920,000 Shares by CRE Corp, 146,918,440 Shares by E-House (China) Holdings, 20,000,000 Shares by On Chance and 2,775,059 Shares by Regal Ace, respectively, and including 14,460,000 Shares to be issued upon exercise of options granted under the Pre-IPO Share Option Scheme. CRE Corp is a wholly-owned subsidiary of E-House (China) Holdings, itself a wholly-owned subsidiary of E-House Holdings. E-House Holdings is held as to 33.13% by On Chance, 14.65% by Jun Heng, and 52.22% by Mr. Zhou. Jun Heng is wholly-owned by On Chance, which is in turn wholly-owned by Mr. Zhou. Regal Ace is wholly-owned by Mr. Zhou. The 228,920,000 Shares held by CRE Corp were pledged in favour of Shanghai Pudong Development Bank Co., Ltd. ("SPD Bank") as security for a term loan facility granted by SPD Bank to E-House (China) Holdings. Please refer to the announcement of the Company dated 6 September 2018 for further details.</p> |
| <p>(3) 該等股份指根據首次公開發售前購股權計劃授出的購股權行使後將予發行的股份。</p>   | <p>(3) These Shares represent the Shares to be issued upon exercise of options granted under the Pre-IPO Share Option Scheme.</p>   |
| <p>(4) 字母「L」表示該名人士於股份中的好倉(定義見證券及期貨條例第XV部)。</p>  | <p>(4) The letter "L" denotes the person's long position (as defined under Part XV of the SFO) in the Shares.</p>   |

除上文所披露者外，於2022年6月30日，概無本公司董事及最高行政人員於本公司或其任何相聯法團(定義見證券及期貨條例第XV部)的股份、相關股份或債權證中擁有根據證券及期貨條例第352條本公司存置的登記冊所記錄的權益或淡倉，或根據《標準守則》知會本公司及聯交所的權益或淡倉。

Save as disclosed above, as at 30 June 2022, none of the Directors and chief executives of the Company has any interest or short position in the Shares, underlying Shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) as recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to Model Code.

## 企業管治及其他資料

### CORPORATE GOVERNANCE AND OTHER INFORMATION

#### 主要股東於股份及相關股份之權益與淡倉

於2022年6月30日，董事及最高行政人員（其權益已於本中期報告內披露）除外的人士於本公司股份及相關股份中擁有本公司根據證券及期貨條例第336條存置的登記冊所記錄之權益或淡倉如下：

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

As at 30 June 2022, the persons other than the Directors and chief executives, whose interests have been disclosed in this interim report, had an interest or short position in the Shares and underlying Shares of the Company as recorded in the register required to be kept by the Company, pursuant to Section 336 of the SFO, were as follows:

股東名稱 Name of Shareholder	身份 Capacity	普通股數目 Number of ordinary shares	持股概約百分比 <sup>(1)</sup> Approximate percentage of holding <sup>(1)</sup>
中國房產信息集團 <sup>(2)</sup> CRE Corp <sup>(2)</sup>	實益擁有人 Beneficial owner	228,920,000(L)	13.088%
易居(中國)控股 <sup>(2)</sup> E-House (China) Holdings <sup>(2)</sup>	受控制法團權益／實益擁有人 Interest of controlled corporations/ Beneficial owner	375,838,440(L)	21.488%
易居控股 <sup>(3)</sup> E-House Holdings <sup>(3)</sup>	受控制法團權益 Interest of controlled corporations	375,838,440(L)	21.488%
阿里巴巴控股 <sup>(4)</sup> Alibaba Holding <sup>(4)</sup>	受控制法團權益 Interest of controlled corporations	245,096,197(L)	14.013%
淘寶中國控股有限公司 <sup>(4)</sup> Taobao China Holding Limited <sup>(4)</sup>	實益擁有人 Beneficial owner	145,588,000(L)	8.324%
Taobao Holding Limited <sup>(4)</sup> Taobao Holding Limited <sup>(4)</sup>	受控制法團權益 Interest of controlled corporations	145,588,000(L)	8.324%
阿里巴巴香港有限公司 <sup>(4)</sup> Alibaba.com Hong Kong Limited <sup>(4)</sup>	實益擁有人 Beneficial owner	99,508,197(L)	5.689%
Alibaba.com Investment Holding Limited <sup>(4)</sup> Alibaba.com Investment Holding Limited <sup>(4)</sup>	受控制法團權益 Interest of controlled corporations	99,508,197(L)	5.689%
阿里巴巴網絡有限公司 <sup>(4)</sup> Alibaba.com Limited <sup>(4)</sup>	受控制法團權益 Interest of controlled corporations	99,508,197(L)	5.689%
樂意發展有限公司 <sup>(5)</sup> Jovial Idea Developments Limited <sup>(5)</sup>	實益擁有人 Beneficial owner	171,690,000(L)	9.816%
中華環球有限公司 <sup>(5)</sup> Central Sino Global Limited <sup>(5)</sup>	受控制法團權益 Interest of controlled corporations	171,690,000(L)	9.816%
天基控股有限公司 <sup>(5)</sup> Tianji Holding Limited <sup>(5)</sup>	受控制法團權益 Interest of controlled corporations	171,690,000(L)	9.816%

## 企業管治及其他資料

### CORPORATE GOVERNANCE AND OTHER INFORMATION

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

## 企業管治及其他資料

### CORPORATE GOVERNANCE AND OTHER INFORMATION

#### 附註：

- (1) 計算乃基於2022年6月30日已發行總數1,749,059,530股股份。
- (2) 中國房產信息集團為易居(中國)控股旗下全資附屬公司，易居(中國)控股為易居控股旗下全資附屬公司。易居控股由On Chance、Jun Heng及周先生持有33.13%、14.65%及52.22%的股權。Jun Heng由On Chance全資擁有，而On Chance由周先生全資擁有。中國房產信息集團持有的228,920,000股股份質押予浦發銀行，作為浦發銀行授予易居(中國)控股定期貸款融通的抵押品。有關進一步詳情，請參閱本公司日期為2018年9月6日的公告。
- (3) 375,838,440股股份分別由中國房產信息集團及易居(中國)控股持有228,920,000股及146,918,440股。中國房產信息集團為易居(中國)控股旗下全資附屬公司，易居(中國)控股為易居控股旗下全資附屬公司。易居控股由On Chance、Jun Heng及周先生持有33.13%、14.65%及52.22%的股權。Jun Heng由On Chance全資擁有，而On Chance由周先生全資擁有。
- (4) 145,588,000股股份由淘寶中國控股有限公司持有及99,508,197股根據可換股票據的相關股份由阿里巴巴香港有限公司持有。淘寶中國控股有限公司為Taobao Holding Limited的全資附屬公司，而Taobao Holding Limited為阿里巴巴控股的全資附屬公司。阿里巴巴香港有限公司由Alibaba.com Investment Holding Limited全資擁有，而Alibaba.com Investment Holding Limited為阿里巴巴網絡有限公司的全資附屬公司。阿里巴巴控股持有阿里巴巴網絡有限公司80.02%的股權。

#### Notes:

- (1) The calculation is based on the total number of 1,749,059,530 Shares in issue as at 30 June 2022.
- (2) CRE Corp is a wholly-owned subsidiary of E-House (China) Holdings, itself a wholly-owned subsidiary of E-House Holdings. E-House Holdings is held as to 33.13% by On Chance, 14.65% by Jun Heng, and 52.22% by Mr. Zhou. Jun Heng is wholly-owned by On Chance which is in turn wholly-owned by Mr. Zhou. The 228,920,000 Shares held by CRE Corp were pledged in favour of SPD Bank as security for a term loan facility granted by SPD Bank to E-House (China) Holdings. Please refer to the announcement of the Company dated 6 September 2018 for further details.
- (3) 375,838,440 Shares are held as to 228,920,000 Shares by CRE Corp and 146,918,440 Shares by E-House (China) Holdings. CRE Corp is a wholly-owned subsidiary of E-House (China) Holdings, itself a wholly-owned subsidiary of E-House Holdings. E-House Holdings is held as to 33.13% by On Chance, 14.65% by Jun Heng, and 52.22% by Mr. Zhou. Jun Heng is wholly-owned by On Chance which is in turn wholly-owned by Mr. Zhou.
- (4) 145,588,000 Shares are held by Taobao China Holding Limited and 99,508,197 underlying Shares pursuant to the Convertible Notes are held by Alibaba.com Hong Kong Limited. Taobao China Holding Limited is a wholly-owned subsidiary of Taobao Holding Limited, which is a wholly-owned subsidiary of Alibaba Holding. Alibaba.com Hong Kong Limited is wholly-owned by Alibaba.com Investment Holding Limited, which is a wholly-owned subsidiary of Alibaba.com Limited. Alibaba.com Limited is 80.02% held by Alibaba Holding.

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

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

除此處所披露者外，於2022年6月30日，董事及最高行政人員(其權益載於本中期報告)除外的人士概無於本公司股份或相關股份中擁有本公司根據證券及期貨條例第336條存置的登記冊所記錄之權益或淡倉。

Save as disclosed herein, as at 30 June 2022, no person, other than the Directors and chief executives whose interests are set out in this interim report, had any interests or short positions in the Shares or underlying Shares of the Company as recorded in the register required to be kept by the Company pursuant to Section 336 of the SFO.



## 購股權計劃

### 1. 首次公開發售前購股權計劃

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

首次公開發售前購股權計劃的進一步詳情載於招股章程及2021年年報附註33。

截至2022年6月30日止六個月，根據首次公開發售前購股權計劃授出的購股權的變動詳情如下：

## SHARE OPTION SCHEMES

### 1. Pre-IPO Share Option Scheme

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

Further details of the Pre-IPO Share Option Scheme are set out in the Prospectus and note 33 to the annual report 2021.

Details of the movements of the options granted under the Pre-IPO Share Option Scheme during the six months ended 30 June 2022 are as follows:

購股權持有人 姓名或類別	職務	授出日期	購股權期間	購股權數目 Number of options					
				行使價	於2022年 1月1日 尚未行使 Outstanding as at Exercise price	於2022年 6月30日 尚未行使 Outstanding as at	期間 已行使 Exercised during the Period	期間 註銷／失效 Cancelled/ Lapsed during the Period	於2022年 6月30日 尚未行使 Outstanding as at
Name or category of option holders	Position	Date of grant	Option period	Exercise price	1 January 2022	30 June 2022	during the Period	during the Period	30 June 2022
<b>本公司董事</b> <b>Directors of the Company</b>									
周忻先生	執行董事兼主席	2018年4月21日	授予日期起10年	10.37港元					
Mr. Zhou Xin	Executive Director & Chairman	21 April 2018	10 years from the date of grant	HK\$10.37	14,460,000	-	-	-	14,460,000
黃燦浩先生	執行董事兼副主席	2018年4月21日	授予日期起10年	10.37港元					
Mr. Huang Canhao	Executive Director & Vice Chairman	21 April 2018	10 years from the date of grant	HK\$10.37	9,600,000	-	-	-	9,600,000
丁祖昱博士	執行董事兼首席執行官	2018年4月21日	授予日期起10年	10.37港元					
Dr. Ding Zuyu	Executive Director & Chief Executive Officer	21 April 2018	10 years from the date of grant	HK\$10.37	9,600,000	-	-	-	9,600,000
程立瀾博士	執行董事	2018年4月21日	授予日期起10年	10.37港元					
Dr. Cheng Li-Lan	Executive Director	21 April 2018	10 years from the date of grant	HK\$10.37	1,446,000	-	-	-	1,446,000
上市規則第17.07條類別(v) 項下的其他承授人總計		2018年4月21日	授予日期起10年	10.37港元					
<b>Other grantees under category (v) of Rule 17.07 of the Listing Rules in aggregate</b>		21 April 2018	10 years from the date of grant	HK\$10.37	46,422,400	-	2,901,600	-	43,520,800
<b>總計</b> <b>Total</b>					81,528,400	-	2,901,600	-	78,626,800

## 2. 首次公開發售後購股權計劃

首次公開發售後購股權計劃於2018年7月4日通過股東書面決議案採納。

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

於2022年6月30日，概無購股權根據首次公開發售後購股權計劃獲授予、同意授予、已行使、註銷或失效，因此首次公開發售後購股權計劃可供授予的股份總數為146,743,600股。

## 2. Post-IPO Share Option Scheme

The Post-IPO Share Option Scheme was adopted pursuant to the written resolutions of the Shareholders passed on 4 July 2018.

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

As at 30 June 2022, no options had been granted, agreed to be granted, exercised, cancelled or lapsed pursuant to the Post-IPO Share Option Scheme and therefore the total number of Shares available for grant under the Post-IPO Share Option Scheme was 146,743,600 Shares.

## 簡明綜合財務報表審閱報告

## REPORT ON REVIEW OF CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

致：易居（中國）企業控股有限公司董事會  
（於開曼群島註冊成立的有限公司）

### 引言

本核數師行已審閱載列於第36至88頁之中期財務資料，包括易居（中國）企業控股有限公司（「貴公司」）及其附屬公司（統稱「貴集團」）於2022年6月30日之簡明綜合財務狀況表及截至該日止六個月期間之相關簡明綜合損益及其他全面收益表、簡明綜合權益變動表及簡明綜合現金流量表以及重大會計政策概要及若干附註解釋。《香港聯合交易所有限公司證券上市規則》規定，中期財務資料報告之編製須符合其相關規定以及國際會計準則理事會頒佈的《國際會計準則》第34號「中期財務報告」（「國際會計準則」第34號）。貴公司董事負責根據《國際會計準則》第34號編製及呈列本中期財務資料。本核數師行之責任為根據本核數師行之審閱對本中期財務資料作出結論，並按照委聘之協議條款僅向整體董事會作出報告，除此之外，本報告並無其他目的。本核數師行概不就本報告的內容對任何其他人士負責或承擔責任。

### 審閱範圍

本核數師行根據香港會計師公會頒佈之香港審閱委聘準則第2410號「由實體獨立核數師審閱中期財務資料」進行審閱。中期財務資料之審閱範圍主要包括向財務及會計事宜之負責人作出查詢，及進行分析與其他審閱程序。由於審閱工作涵蓋之範圍遠較根據《國際審計準則》進行之審計工作為小，故本核數師行不保證已知悉所有應於審計工作中可能發現之重大事項。因此，本核數師行不會發表任何審計意見。

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

### INTRODUCTION

We have reviewed the interim financial information set out on pages 36 to 88, which comprises the condensed consolidated statement of financial position of the E-House (China) Enterprise Holdings Limited (the "Company") and its subsidiaries (collectively referred to as the "Group") as at 30 June 2022 and the related condensed consolidated statement of profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the six-month period then ended, and a summary of significant accounting policies and other explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and International Accounting Standard 34 "Interim Financial Reporting" ("IAS 34") issued by the International Accounting Standards Board. The directors of the Company are responsible for the preparation and presentation of this interim financial information in accordance with IAS 34. Our responsibility is to express a conclusion on this interim financial information based on our review and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

### SCOPE OF REVIEW

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

# 簡明綜合財務報表審閱報告

## REPORT ON REVIEW OF CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 結論

按照本核數師行之審閱結果，本核數師行並無發現任何事項，令本核數師行相信中期財務資料在任何重大方面未根據《國際會計準則》第34號編製。

### 有關持續經營之重大不確定性

本核數師行注意到簡明綜合財務資料附註2，當中提及貴集團於截至2022年6月30日止六個月產生虧損約人民幣1,838,303,000元及經營活動產生的現金流出淨額約人民幣733,455,000元，截至2022年6月30日，貴集團的流動負債淨額及負債淨額分別約為人民幣4,496,660,000元及人民幣1,873,405,000元。此等狀況顯示存在重大不確定因素，可能對貴集團持續經營之能力構成重大疑問。本核數師行不會就此發表保留意見。

### CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the interim financial information is not prepared, in all material respects, in accordance with IAS 34.

### MATERIAL UNCERTAINTY RELATED TO GOING CONCERN

We draw attention to note 2 to the condensed consolidated financial information which mentions that the Group incurred a loss of approximately RMB1,838,303,000 and net cash outflow from operating activities of approximately RMB733,455,000 for the six months ended 30 June 2022 and, as at 30 June 2022, the Group had net current liabilities and net liabilities approximately RMB4,496,660,000 and approximately RMB1,873,405,000, respectively. These conditions indicate a material uncertainty which may cast significant doubt on the Group's ability to continue as a going concern. Our conclusion is not modified in respect of this matter.

中匯安達會計師事務所有限公司  
執業會計師  
李淳暉  
執業證書編號P05498  
香港，2022年11月30日

ZHONGHUI ANDA CPA Limited  
Certified Public Accountants  
Li Shun Fai  
Practising Certificate Number P05498  
Hong Kong, 30 November, 2022

## 簡明綜合損益及其他全面收益表

### CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

截至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 For the six months ended 30 June		
	附註	2022年 人民幣千元 (未經審計)	2021年 人民幣千元 (未經審計)	
	Notes	2022 RMB'000 (unaudited)	2021 RMB'000 (unaudited)	
收入	Revenue	5	2,438,755	6,247,863
員工成本	Staff costs		(1,109,084)	(1,783,618)
宣傳及推廣開支	Advertising and promotion expenses		(1,121,142)	(1,450,226)
短期租賃及低價值資產 租賃之租金開支	Rental expenses for short-term leases and low-value assets leases		(60,409)	(50,938)
折舊及攤銷開支	Depreciation and amortisation expenses		(274,569)	(210,620)
面臨預期信貸損失(「預期 信貸損失」)的金融資產 虧損撥備(扣除撥回)	Loss allowance on financial assets subject to expected credit loss ("ECL"), net of reversal	16	(428,457)	(1,937,551)
終止確認按公允價值計量 並計入其他全面收益 (「按公允價值計量並計 入其他全面收益」)的應 收款項產生的虧損	Loss on derecognition of receivables at fair value through other comprehensive income ("FVTOCI")		-	(5,651)
諮詢開支	Consultancy expenses		(96,597)	(175,208)
分銷開支	Distribution expenses		(654,900)	(1,982,390)
其他經營成本	Other operating costs		(180,693)	(316,861)
其他收入	Other income	7	77,079	168,231
其他收益及虧損	Other gains and losses	9	(173,786)	213,474
其他開支	Other expenses		(1,406)	(4,706)
應佔聯營公司業績	Share of results of associates		(1,651)	6,435
融資成本	Finance costs		(242,485)	(269,568)
<b>稅前虧損</b>	<b>Loss before taxation</b>		<b>(1,829,345)</b>	<b>(1,551,334)</b>
所得稅開支	Income tax expense	8	(8,958)	(11,412)
<b>期內虧損</b>	<b>Loss for the period</b>	9	<b>(1,838,303)</b>	<b>(1,562,746)</b>

# 簡明綜合損益及其他全面收益表

## CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

截至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 For the six months ended 30 June	
	附註 Notes	2022年 人民幣千元 (未經審計) 2022 RMB'000 (unaudited)	2021年 人民幣千元 (未經審計) 2021 RMB'000 (unaudited)
<b>期內其他全面(開支)/ 收益</b>	<b>Other comprehensive (expenses)/ income for the period</b>		
其後可能重新分類至損益 的項目：	Items that may be reclassified subsequently to profit or loss:		
按公允價值計量並計入 其他全面收益的應收 款項公允價值變動	Fair value changes on receivables measured at FVTOCI	<b>(203,334)</b>	(1,492,650)
按公允價值計量並計入 其他全面收益的應收 款項預期信貸損失變動 淨額	Net changes in ECL of receivables measured at FVTOCI	<b>203,334</b>	1,492,650
換算海外業務產生的匯兌 差額	Exchange differences arising on translation of foreign operations	<b>5,910</b>	318
期內其他全面收益，扣除 所得稅	Other comprehensive income for the period, net of income tax	<b>5,910</b>	318
<b>期內全面開支總額</b>	<b>Total comprehensive expense for the period</b>	<b>(1,832,393)</b>	(1,562,428)
下列人士應佔期內虧損：	<b>Loss for the period attributable to:</b>		
– 本公司擁有人	– Owners of the Company	<b>(1,428,653)</b>	(1,423,344)
– 非控股權益	– Non-controlling interests	<b>(409,650)</b>	(139,402)
		<b>(1,838,303)</b>	(1,562,746)
以下人士應佔期內全面 開支總額	<b>Total comprehensive expense for the period</b>		
– 本公司擁有人	– Owners of the Company	<b>(1,422,743)</b>	(1,423,022)
– 非控股權益	– Non-controlling interests	<b>(409,650)</b>	(139,406)
		<b>(1,832,393)</b>	(1,562,428)
<b>每股虧損</b>	<b>Loss per share</b>		
– 基本(人民幣分)	– Basic (RMB cents)	<b>(81.68)</b>	(81.38)
– 攤薄(人民幣分)	– Diluted (RMB cents)	<b>(81.68)</b>	(81.38)

## 簡明綜合財務狀況表

### CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

於2022年6月30日 At 30 June 2022

	附註	2022年6月30日 人民幣千元 (未經審計)	2021年12月31日 人民幣千元 (經審計)
	Notes	30 June 2022 RMB'000 (unaudited)	31 December 2021 RMB'000 (audited)
<b>非流動資產</b>	<b>Non-current assets</b>		
物業及設備	Property and equipment	1,071,717	1,109,694
使用權資產	Right-of-use assets	299,478	350,755
投資物業	Investment properties	630,293	648,992
無形資產	Intangible assets	1,748,560	1,907,583
於聯營公司權益	Interests in associates	64,840	71,635
應收關聯方款項	Amounts due from related parties	486	492
遞延稅項資產	Deferred tax assets	372,501	402,987
其他非流動資產	Other non-current assets	78,774	83,020
		<b>4,266,649</b>	4,575,158
<b>流動資產</b>	<b>Current assets</b>		
應收賬款及應收票據	Accounts receivables and bills receivables	34,946	223,639
其他應收款項	Other receivables	523,560	621,624
應收關聯方款項	Amounts due from related parties	29,771	33,540
按公允價值計量並計入其他 全面收益的應收款項	Receivables at FVTOCI		
— 應收賬款及應收票據	— accounts receivables and bills receivables	1,283,916	1,985,190
— 應收關聯方款項	— amounts due from related parties		
— 應收賬款	— accounts receivables	147,819	266,306
合約資產	Contract assets	—	8,936
按公允價值計量並計入損益 (「按公允價值計量並計入 損益」)的金融資產	Financial assets at fair value through profit or loss ("FVTPL")	139,997	212,848
受限制銀行結餘	Restricted bank balances	235,099	132,198
已抵押定期存款	Pledged time deposits	—	755,136
現金及現金等價物	Cash and cash equivalents	2,101,844	3,314,741
		<b>4,496,952</b>	7,554,158

# 簡明綜合財務狀況表

## CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

於2022年6月30日 At 30 June 2022

	附註	2022年6月30日 人民幣千元 (未經審計)	2021年12月31日 人民幣千元 (經審計)
	Notes	30 June 2022 RMB'000 (unaudited)	31 December 2021 RMB'000 (audited)
<b>流動負債</b>			
應付賬款	18	975,574	1,193,091
客戶墊款	18	601,016	652,744
應計薪金及福利開支		241,446	522,921
其他應付款項	18	928,579	715,449
合約負債		125,402	181,394
應付稅項		1,339,788	1,370,183
應付關聯方款項	14	189,621	185,664
銀行借款	19A	515,546	1,774,946
其他借款	19A	3,997,660	1,894,405
租賃負債		78,980	95,334
		<b>8,993,612</b>	8,586,131
<b>流動負債淨額</b>		<b>(4,496,660)</b>	(1,031,973)
<b>資產總值減流動負債</b>		<b>(230,011)</b>	3,543,185
<b>非流動負債</b>			
遞延稅項負債	17	144,681	162,210
銀行借款	19A	516,240	546,519
其他借款	19A	-	1,889,462
可換股票據	19B	814,038	756,912
租賃負債		168,435	198,077
		<b>1,643,394</b>	3,553,180
<b>負債淨額</b>		<b>(1,873,405)</b>	(9,995)
<b>權益</b>			
股本	20	116	116
股份溢價		6,148,273	6,148,273
儲備		(8,735,661)	(7,312,918)
本公司擁有人應佔權益		<b>(2,587,272)</b>	(1,164,529)
非控股權益		713,867	1,154,534
<b>總權益</b>		<b>(1,873,405)</b>	(9,995)



# 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 Attributable to owners of the Company									
	股本 人民幣千元	股份溢價 人民幣千元	合併儲備 人民幣千元	法定 盈餘儲備 人民幣千元	匯兌儲備 人民幣千元	其他儲備 人民幣千元	保留溢利/ (累計虧損) 人民幣千元	小計 人民幣千元	非控股權益 人民幣千元	總計 人民幣千元
	Share capital RMB'000	Share premium RMB'000	Merger reserve RMB'000	Statutory surplus reserve RMB'000	Translation reserves RMB'000	Other reserves RMB'000	Retained profits/ (Accumulated losses) RMB'000	Sub-total RMB'000	Non- controlling interests RMB'000	Total RMB'000
於2021年1月1日(經審計)	116	6,239,597	925,478	195,937	10,842	464,095	2,428,110	10,264,175	1,229,476	11,493,651
期內虧損	-	-	-	-	-	-	(1,423,344)	(1,423,344)	(139,402)	(1,562,746)
期內其他全面收益/(開支)	-	-	-	-	322	-	-	322	(4)	318
期內全面收益/(開支)總額	-	-	-	-	322	-	(1,423,344)	(1,423,022)	(139,406)	(1,562,428)
確認為分派的股息	-	(91,324)	-	-	-	-	-	(91,324)	(5,500)	(96,824)
收購由本公司主要股東、主席兼執行董事 周忻先生控制的實體添濶網絡產生的 視作資本分派(附註22)	-	-	-	-	-	-	-	-	-	-
註銷附屬公司	-	-	-	-	-	(77,220)	-	(77,220)	-	(77,220)
確認為以股權結算的股份付款開支	-	-	-	-	-	-	-	-	(69)	(69)
行使購股權	-	-	-	-	-	3,523	-	3,523	7,776	11,299
非控股股東注資	-	-	-	-	-	1,110	-	1,110	-	1,110
資本貢獻 from non-controlling shareholders	-	-	-	-	-	-	-	-	2,600	2,600
於2021年6月30日(未經審計)	116	6,148,273	925,478	195,937	11,164	391,508	1,004,766	8,677,242	1,094,877	9,772,119

# 簡明綜合權益變動表

## CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

截至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 Attributable to owners of the Company									
	股本 人民幣千元	股份溢價 人民幣千元	合併儲備 人民幣千元	法定 盈餘儲備 人民幣千元	匯兌儲備 人民幣千元	其他儲備 人民幣千元	保留溢利/ (累計虧損) 人民幣千元	小計 人民幣千元	非控股權益 人民幣千元	總計 人民幣千元
	Share capital RMB'000	Share premium RMB'000	Merger reserve RMB'000	Statutory surplus reserve RMB'000	Translation reserves RMB'000	Other reserves RMB'000	Retained profits/ (Accumulated losses) RMB'000	Sub-total RMB'000	Non- controlling interests RMB'000	Total RMB'000
於2022年1月1日(經審計)	116	6,148,273	925,478	195,937	13,464	766,780	(9,214,577)	(1,164,529)	1,154,534	(9,995)
期內虧損	-	-	-	-	-	-	(1,428,653)	(1,428,653)	(409,650)	(1,838,303)
期內其他全面收益	-	-	-	-	5,910	-	-	5,910	-	5,910
期內全面收益/(開支)總額	-	-	-	-	5,910	-	(1,428,653)	(1,422,743)	(409,650)	(1,832,393)
確認以股權結算的股份付款開支	-	-	-	-	-	-	-	-	5,987	5,987
出售附屬公司	-	-	-	-	-	-	-	-	(37,004)	(37,004)
於2022年6月30日(未經審計)	116	6,148,273	925,478	195,937	19,374	766,780	(10,643,230)	(2,587,272)	713,867	(1,873,405)

## 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 For the six months ended 30 June	
	附註	2022年 人民幣千元 2022 RMB'000	2021年 人民幣千元 2021 RMB'000
	Notes		
經營活動(所用)/所得現金淨額		<b>(733,455)</b>	557,229
投資活動所得現金流量		<b>770,547</b>	426,386
提取已抵押銀行存款		<b>770,547</b>	426,386
出售以公允價值計量並計入損益的金融資產所得款項		<b>30,502</b>	574,743
關聯方還款		<b>20,295</b>	5,504
提取租賃按金		<b>7,002</b>	6,212
出售投資物業所得款項		<b>3,368</b>	20,629
出售物業及設備所得款項		<b>1,018</b>	4,691
向關聯方墊款		<b>(13,016)</b>	(34,318)
購買物業及設備以及收購物業及設備的按金		<b>(15,384)</b>	(64,947)
出售附屬公司的現金流出淨額		<b>(77,278)</b>	–
註銷及出售於聯營公司權益產生的所得款項		–	239,517
提取於商業管理基金的建議股權投資		–	100,000
就以公允價值計量並計入損益的金融資產的已收利息		–	15,783
收購無形資產		–	(18)
建議投資資產支持票據的預付款項		–	(500,000)
建議投資一間有限合夥的預付款項		–	(600,000)
購買以公允價值計量並計入損益的金融資產		–	(443,443)
向一間聯營公司注資		–	(1,475)
收購附屬公司的現金流出淨額	22	–	(59,814)
存放已抵押銀行存款		–	(431,970)
投資活動所得/(所用)現金淨額		<b>727,054</b>	(742,520)

## 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 For the six months ended 30 June	
附註	<b>2022年</b>	2021年	
Notes	<b>人民幣千元</b>	人民幣千元	
	<b>2022</b>	2021	
	<b>RMB'000</b>	RMB'000	
<b>融資活動所得現金流量</b>	<b>Cash flows from financing activities</b>		
關聯方墊款	<b>445,798</b>	–	
新募集的銀行借款	<b>295,671</b>	1,317,649	
償還租賃負債	<b>(42,965)</b>	(65,264)	
已付利息	<b>(43,214)</b>	(237,915)	
償還關聯方款項	<b>(305,680)</b>	(23,436)	
償還銀行借款	<b>(1,597,565)</b>	(851,721)	
派付予附屬公司非控股股東的股息	–	(5,500)	
保理安排項下收回已終止確認應收款項	–	1,000,000	
新募集的其他借款	–	639,720	
非控股股東注資	–	2,600	
行使購股權所得款項	–	1,110	
已付保理佣金	–	(2,901)	
就已發行優先票據已付發行成本	–	(8,636)	
保理安排項下償還已終止確認應收款項	–	(1,000,000)	
償還其他借款	–	(1,971,390)	
<b>融資活動所用現金淨額</b>	<b>(1,247,955)</b>	(1,205,684)	
<b>現金及現金等價物減少淨額</b>	<b>Net decrease in cash and cash equivalents</b>		
	<b>(1,254,356)</b>	(1,390,975)	
<b>期初現金及現金等價物</b>	<b>Cash and cash equivalents at the beginning of the period</b>		
	<b>3,314,741</b>	7,515,836	
<b>匯率變動的影響</b>	<b>Effect of foreign exchange rate changes</b>		
	<b>41,459</b>	(33,997)	
<b>期末現金及現金等價物</b>	<b>Cash and cash equivalents at the end of the period</b>		
	<b>2,101,844</b>	6,090,864	

## 簡明綜合財務報表附註

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

易居(中國)企業控股有限公司(「本公司」)於2010年2月22日於開曼群島根據開曼群島公司法註冊成立為獲豁免有限公司。本公司的股份已於2018年7月20日於香港聯合交易所有限公司(「聯交所」)主板上市。本公司的註冊辦事處及主要營業地點的地址分別為PO Box 309, Ugland House, Grand Cayman, KY1-1104, Cayman Islands及中華人民共和國(「中國」)上海靜安區廣延路383號引力樓11樓(郵政編碼:200072)。

本公司及其附屬公司在中國向房地產行業提供眾多服務,包括一手房代理服務、房地產數據及諮詢服務、房地產經紀網絡服務以及數字營銷服務。

該等簡明綜合財務報表以人民幣(「人民幣」)呈列,這亦為本公司的功能貨幣。

## 2. 編製基準

截至2022年6月30日止六個月的簡明綜合財務報表已按國際會計準則理事會(「國際會計準則理事會」)頒佈的《國際會計準則》第34號「中期財務報告」及《香港聯合交易所有限公司證券上市規則》的適用披露規定編製。

該等簡明綜合財務報表應與2021年年度財務報表一併閱讀。編製該等簡明綜合財務報表所採用的會計政策和計算方法與編製本集團截至2021年12月31日止年度的年度財務報表所採用的一致。

## 1. GENERAL INFORMATION

E-House (China) Enterprise Holdings Limited (the “Company”) was incorporated in the Cayman Islands as an exempted company with limited liability under the Companies Law of the Cayman Islands on 22 February 2010. The Company’s shares have been listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) on 20 July 2018. The addresses of the Company’s registered office and the principal place of business are PO Box 309, Ugland House, Grand Cayman, KY1-1104, Cayman Islands and 11/F, Yinli Building, 383 Guangyan Road, Jing’an District, Shanghai 200072, the People’s Republic of China (the “PRC”), respectively.

The Company and its subsidiaries offers a wide range of services to the real estate industry, including real estate agency services in the primary market, real estate data and consulting services, real estate brokerage network services and digital marketing services in the PRC.

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

## 2. BASIS OF PREPARATION

These condensed consolidated financial statements for the six months ended 30 June 2022 have been prepared in accordance with International Accounting Standard 34 “Interim Financial Reporting” issued by the International Accounting Standards Board (“IASB”) and the applicable disclosures required by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

These condensed consolidated financial statements should be read in conjunction with the 2021 annual financial statements. The accounting policies and methods of computation used in the preparation of these condensed consolidated financial statements are consistent with those used in the annual financial statements for the year ended 31 December 2021.

# 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 2. 編製基準 (續)

#### 持續經營基準

截至2022年6月30日止六個月期間，本集團產生虧損約人民幣1,838,303,000元及經營活動產生的現金流出淨額約人民幣733,455,000元。截至2022年6月30日，本集團的流動負債淨額及負債淨額分別約為人民幣4,496,660,000元及人民幣1,873,405,000元。此等狀況顯示存在重大不確定因素，可能對本集團繼續持續經營的能力構成重大疑問。因此，本集團可能無法於正常業務過程中變現其資產及解除其負債。

鑒於以下各項，本公司管理層認為，本集團將積極改善營運資金以應對其到期金融負債：

- (i) 本集團將能集資為本集團的營運資金需求提供資金；
- (ii) 本集團將繼續採取積極措施控制行政成本及維穩資本開支；及
- (iii) 本集團將繼續實施措施加快收回未收回應收款項。

因此，本公司管理層認為按持續經營基準編製簡明綜合財務報表乃屬適當。倘本集團未能持續經營，則須對簡明綜合財務報表作出調整，以將本集團的資產價值調整至其可收回金額，就可能產生的任何其他負債作出撥備，以及將非流動資產及負債分別重新分類為流動資產及負債。

### 2. BASIS OF PREPARATION (Continued)

#### Going concern basis

The Group incurred a loss of approximately RMB1,838,303,000 and net cash outflow from operating activities of approximately RMB733,455,000 for the six months period ended 30 June 2022 and, as at 30 June 2022, the Group had net current liabilities and net liabilities approximately RMB4,496,660,000 and approximately RMB1,873,405,000, respectively. These conditions indicate the existence of a material uncertainty which may cast significant doubt on the Group's ability to continue as a going concern. Therefore, the Group may be unable to realise its assets and discharge its liabilities in the normal course of business.

The management of the Company are of the opinion that the Group will actively improve working capital to meet its financial liabilities as and when they fall due given that:

- (i) the Group will be able to raise fund to finance the working capital requirements of the Group;
- (ii) the Group will continue to take active measures to control administrative costs and maintain capital expenditure; and
- (iii) the Group will continue to implement measures to accelerate the collection of outstanding receivables.

The management of the Company are therefore of the opinion that it is appropriate to prepare the condensed consolidated financial statements on a going concern basis. Should the Group be unable to continue as a going concern, adjustments would have to be made to the condensed consolidated financial statements to adjust the value of the Group's assets to their recoverable amounts, to provide for any further liabilities which might arise and to reclassify non-current assets and liabilities as current assets and liabilities, respectively.

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 3. 應用新訂及經修訂《國際財務報告準則》

於本期間，本集團已採納由國際會計準則理事會頒佈的所有與其業務有關且於2022年1月1日開始的會計期間生效的新訂及經修訂《國際財務報告準則》（「《國際財務報告準則》」）。《國際財務報告準則》包括《國際財務報告準則》（「《國際財務報告準則》」）、《國際會計準則》（「《國際會計準則》」）及詮釋。採納該等新訂及經修訂《國際財務報告準則》並無導致本集團於本期間及過往期間的會計政策、本集團簡明綜合財務報表呈列方式及所呈報金額發生重大變動。

本集團尚未應用已頒佈但尚未生效的新訂及經修訂《國際財務報告準則》。本集團已開始評估該等新訂及經修訂的《國際財務報告準則》的影響，但尚無法說明該等新訂及經修訂的《國際財務報告準則》是否會對其經營業績和財務狀況產生重大影響。

### 4. 估計不確定因素的主要來源

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

本集團會持續審閱該等估計及相關假設。倘會計估計之修訂僅影響修訂估計之期間，則有關估計修訂將於作出修訂之期間確認，或倘修訂對本期及未來期間均會構成影響，則會於作出修訂之期間及未來期間確認。除本集團截至2021年12月31日止年度的年度財務報表所呈列的估計不確定因素外，下文亦呈列管理層於本中期期間的最新估計不確定因素。

### 3. APPLICATION OF NEW AND REVISED INTERNATIONAL FINANCIAL REPORTING STANDARDS

In the current period, the Group has adopted all the new and revised International Financial Reporting Standards ("IFRSs") issued by the IASB that are relevant to its operations and effective for its accounting period beginning on 1 January 2022. IFRSs comprise International Financial Reporting Standards ("IFRS"); International Accounting Standards ("IAS"); and Interpretations. The adoption of these new and revised IFRSs did not result in significant changes to the Group's accounting policies, presentation of the Group's condensed consolidated financial statements and amounts reported for the current period and prior periods.

The Group has not applied the new and revised IFRSs that have been issued but are not yet effective. The Group has already commenced an assessment of the impact of these new and revised IFRSs but is not yet in a position to state whether these new and revised IFRSs would have a material impact on its results of operations and financial position.

### 4. KEY SOURCES OF ESTIMATION UNCERTAINTY

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

The estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and further periods. The following is the management's latest estimation uncertainty in this interim period in addition to those presented in the Group's annual financial statements for the year ended 31 December 2021.

# 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 4. 估計不確定因素的主要來源 (續)

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

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

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

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

### 4. KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

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

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

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

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



## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 4. 估計不確定因素的主要來源 (續)

儘管若干房地產開發商客戶於2022年6月30日的信貸風險已被評估為顯著增加，並且在本中期期間已確認大量預期信貸損失，但近期倘若若干房地產開發商客戶發生任何一項或多項可能對貿易相關結餘的估計未來現金流量產生不利影響的事件，則其各自未償還貿易相關結餘可能會導致在未來相應時間將於損益中確認大量額外預期信貸損失。此外，倘本集團繼續向若干房地產開發商客戶提供未來服務，則評估本集團收取代價的可能性時可能出現重大不確定性，亦可能影響收入確認及／或計量。

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

於2022年6月30日，於該等簡明綜合財務報表中，根據由獨立專業估值師事務所編製的估值結果，本集團按公允價值計量並計入其他全面收益的應收款項之公允價值為人民幣1,431,735,000元（計入預期信貸損失人民幣5,861,521,000元）（2021年12月31日：人民幣2,251,496,000元，計入預期信貸損失人民幣5,658,187,000元）（如附註15所披露），而本集團應收賬款、應收票據及應收關聯方款項－按攤銷成本計量的應收賬款的賬面值為人民幣48,204,000元（扣除預期信貸損失虧損撥備人民幣834,615,000元）（2021年12月31日：人民幣233,132,000元，扣除預期信貸損失虧損撥備人民幣669,387,000元）（如附註13及14所披露）。

### 4. KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

Although the credit risk of certain property developer customer as at 30 June 2022 has been assessed as increased significantly and a significant amount of ECL has been recognised in the current interim period, in the near future, if any one or more events arisen from certain property developer customer that might have a detrimental impact on the estimated future cash flows of the Trade Related Balances will have occurred, its respective outstanding Trade Related Balances might then result in a significant amount of additional ECL to be recognised in profit or loss at that time. In addition, if the Group continues providing future services to certain property developer customer, a material uncertainty might arise in assessing the Group's probability to collect the consideration, it might also affect the revenue recognition and/or measurement.

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

As at 30 June 2022, based on the valuation result prepared by the firm of independent professional valuers, the fair value of the Group's receivables at FVTOCI amounted to RMB1,431,735,000, which included with ECL amounting to RMB5,861,521,000 (31 December 2021: RMB2,251,496,000, which included with ECL amounting to RMB5,658,187,000) as disclosed in note 15 and the carrying amount of the Group's accounts receivables, bill receivables and amounts due from related parties – accounts receivables carried at amortised cost amounted to RMB48,204,000, net of loss allowance for ECL amounted to RMB834,615,000 (31 December 2021: RMB233,132,000, net of loss allowance for ECL amounted to RMB669,387,000), as disclosed in notes 13 and 14, respectively, to these condensed consolidated financial statements.

# 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 5. 收入

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

### 5. REVENUE

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

		截至6月30日止六個月 Six months ended 30 June	
		2022年 人民幣千元 (未經審計) 2022 RMB'000 (unaudited)	2021年 人民幣千元 (未經審計) 2021 RMB'000 (unaudited)
在某一時點確認的一手房代理服務·	Real estate agency services in the primary market, recognised at a point in time	<b>367,205</b>	1,637,360
房地產數據及諮詢服務	Real estate data and consulting services		
– 在某一時點確認的諮詢服務	– consulting services, recognised at a point in time	<b>205,600</b>	397,004
– 在某一時段確認的數據服務	– data services, recognised over time	<b>90,697</b>	98,874
		<b>296,297</b>	495,878
房地產經紀網絡服務	Real estate brokerage network services		
– 在某一時點確認的一手聯動業務	– distribution business in the primary market, recognised at a point in time	<b>678,593</b>	2,148,996
– 在某一時點確認的其他服務	– other services, recognised at a point in time	<b>10,366</b>	13,302
		<b>688,959</b>	2,162,298
數字營銷服務	Digital marketing services		
– 在某一時點確認的電子商務	– E-commerce, recognised at a point in time	<b>845,681</b>	1,502,098
– 按總額基準在某一時段確認的網上廣告服務	– Online advertising services, recognised over time on a gross basis	<b>238,912</b>	445,883
– 按淨額基準在某一時段確認的網上廣告服務	– Online advertising services, recognised over time on a net basis	<b>1,627</b>	1,730
– 在某一時段確認的掛牌服務	– Listing services, recognised over time	<b>74</b>	2,616
		<b>1,086,294</b>	1,952,327
		<b>2,438,755</b>	6,247,863

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 6. 分部資料

以下按運營及呈報分部分析本集團收入及業績：

截至2022年6月30日止六個月（未經審計）

### 6. SEGMENT INFORMATION

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

Six months ended 30 June 2022 (unaudited)

		一手房 代理服務 人民幣千元	房地產數據 及諮詢服務 人民幣千元	房地產經紀 網絡服務 人民幣千元	數字營銷 服務 人民幣千元	對銷 人民幣千元	總計 人民幣千元
		Real estate agency services in the primary market RMB'000	Real estate data and consulting services RMB'000	Real estate brokerage network services RMB'000	Digital Marketing services RMB'000	Elimination RMB'000	Total RMB'000
收入	Revenue						
外部銷售額	External sales	367,205	296,297	688,959	1,086,294	-	2,438,755
分部內銷售額	Inter-segment sales	3,372	3,714	24,932	2,854	(34,872)	-
總計	Total	370,577	300,011	713,891	1,089,148	(34,872)	2,438,755
分部虧損	SEGMENT LOSS	(183,023)	(68,262)	(253,486)	(686,081)	-	(1,190,852)
未分配開支	Unallocated expenses						(213,502)
未分配匯兌虧損淨額	Unallocated net exchange loss						(151,362)
按公允價值計量並計入 損益的金融資產的 未分配公允價值 虧損淨額	Unallocated net fair value loss on financial assets at FVTPL						(42,555)
應佔聯營公司業績	Share of results of associates						(1,651)
銀行利息收入	Bank interest income						19,049
融資成本	Finance costs						(242,485)
以股權結算的股份 付款開支	Equity-settled share-based payment expenses						(5,987)
稅前虧損	Loss before taxation						(1,829,345)

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

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

### 6. 分部資料 (續)

截至2021年6月30日止六個月 (未經審計)

### 6. SEGMENT INFORMATION (Continued)

Six months ended 30 June 2021 (unaudited)

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

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 6. 分部資料 (續)

#### 附註：

運營分部的會計政策與本集團截至2021年12月31日止年度的年度財務報表所呈列的本集團的會計政策相同。分部(虧損)/利潤為各分部產生的虧損及所得的利潤，並未分配未分配開支、未分配匯兌(虧損)/收益淨額、按公允價值計量並計入損益的金融資產的未分配公允價值(虧損)/收益淨額、可換股票據的公允價值收益、應佔聯營公司業績、利息收入、融資成本及以股權結算的股份付款開支。此乃出於分配資源及評估表現的目的而向主要經營決策者(「主要經營決策者」)匯報的計量標準。

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

#### 營運季節性

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

### 6. SEGMENT INFORMATION (Continued)

#### NOTE:

The accounting policies of the operating segments are the same as the Group's accounting policies as those presented in the Group's annual financial statements for the year ended 31 December 2021. Segment (loss)/profit represents the loss incurred and profit earned by each segment without allocation of unallocated expenses, unallocated net exchange (loss)/gain, unallocated net fair value (loss)/gain on financial assets at FVTPL, fair value gain on convertible note, share of results of associates, interest income, finance costs and equity-settled share-based payment expenses. This is the measure reported to the chief operating decision maker (the "CODM") for the purpose of resource allocation and performance assessment.

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

#### Seasonality of operations

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

# 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 7. 其他收入

### 7. OTHER INCOME

		截至6月30日止六個月 Six months ended 30 June	
		2022年 人民幣千元 (未經審計) 2022 RMB'000 (unaudited)	2021年 人民幣千元 (未經審計) 2021 RMB'000 (unaudited)
銀行及其他利息收入	Bank and other interest income	<b>39,973</b>	117,098
政府補助(附註)	Government grants (note)	<b>30,496</b>	42,495
其他	Others	<b>6,610</b>	8,638
		<b>77,079</b>	168,231

#### 附註：

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

於本中期期間，本集團於中國確認COVID-19相關政府補助人民幣零元(2021年：人民幣428,000元)。

#### NOTE:

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

During the current interim period, the Group recognised government grants of RMB nil (2021: RMB428,000) in respect of COVID-19-related subsidies in the PRC.

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 8. 所得稅開支

### 8. INCOME TAX EXPENSE

截至6月30日止六個月  
Six months ended 30 June

		2022年 人民幣千元 (未經審計) 2022 RMB'000 (unaudited)	2021年 人民幣千元 (未經審計) 2021 RMB'000 (unaudited)
中國企業所得稅(「企業所得稅」)	PRC Enterprise Income Tax ("EIT")		
即期稅項	Current tax	21,258	133,982
先前年度超額撥備	Overprovision in prior years	(25,257)	(16,549)
		(3,999)	117,433
遞延稅項開支/(抵免)(附註17)	Deferred tax expense/(credit) (note 17)	12,957	(106,021)
		8,958	11,412

#### 香港

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

#### 中國

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

根據《企業所得稅法》及相關法規，本集團的中國附屬公司北京中房研協技術服務有限公司(「中房研協」)符合高新技術企業資格，獲准享受15%的優惠稅率，優惠期由2018年7月至2021年7月為期三年，並持續享受由2021年至2024年為期三年的優惠稅項待遇。

#### Hong Kong

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

#### PRC

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

Beijing CREA Technology Services Ltd.\* (北京中房研協技術服務有限公司) ("Zhongfangyanxie"), a PRC subsidiary of the Group, was qualified as High and New Technology Enterprise and was approved to enjoy a preferential tax rate of 15% for a period of three years from July 2018 to July 2021 and continue to enjoy the preferential tax treatment for a period of three years from 2021 to 2024 in accordance with the EIT Law and relevant regulations.

\* 英文名稱僅供識別

\* English name is for the identification purpose only

# 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 8. 所得稅開支(續)

#### 中國(續)

根據《企業所得稅法》及相關法規，本集團的中國附屬公司上海築想信息科技股份有限公司符合高新技術企業資格，獲准享受15%的優惠稅率，優惠期由2017年11月至2020年11月為期三年，並持續享受由2020年至2023年為期三年的優惠稅項待遇。

根據《企業所得稅法》及相關法規，本集團的中國附屬公司上海新浪樂居信息科技有限公司符合高新技術企業資格，有權於2018年11月至2021年11月享受15%的優惠稅率，並持續享受由2021年至2024年為期三年的優惠稅項待遇。

本集團的中國附屬公司上海克而瑞信息技術有限公司符合高新技術企業資格，有權享受15%的優惠稅率，優惠期由2020年11月至2023年11月為期三年。

根據中國西部地區企業適用的相關法規，本集團全資中國附屬公司重慶易居投資顧問有限公司享受15%的優惠稅率，優惠期由2014年10月1日至2030年12月31日為期十六年零三個月。於截至2021年及2022年6月30日止六個月，本集團若干同樣位於中國西部地區的附屬公司獲有關法規批准享受15%的優惠稅率。

### 8. INCOME TAX EXPENSE (Continued)

#### PRC (Continued)

Shanghai Zhuxiang Information Technology Co., Ltd.\* (上海築想信息科技股份有限公司), a PRC subsidiary of the Group, was qualified as High and New Technology Enterprise and was approved to enjoy a preferential tax rate of 15% for a period of three years from November 2017 to November 2020 and continue to enjoy the preferential tax treatment for a period of three years from 2020 to 2023 in accordance with the EIT Law and relevant regulations.

Shanghai SINA Leju Information Technology Co., Ltd.\* (上海新浪樂居信息科技有限公司), a PRC subsidiary of the Group, was qualified as High and New Technology Enterprise and was entitled to enjoy a preferential tax rate of 15% from November 2018 to November 2021 and continue to enjoy the preferential tax treatment for a period of three years from 2021 to 2024 in accordance with the EIT Law and relevant regulations.

Shanghai CRIC Information Technology Co., Ltd.\* (上海克而瑞信息技術有限公司), a PRC subsidiary of the Group, was qualified as High and New Technology Enterprise and was entitled to enjoy a preferential tax rate of 15% for a period of three years from November 2020 to November 2023.

Pursuant to the relevant regulations applicable to enterprises situated in the western regions of the PRC, Chongqing E-House Investment Consultancy Co., Ltd.\* (重慶易居投資顧問有限公司), a wholly-owned PRC subsidiary of the Group, enjoys a preferential tax rate of 15% for a period of sixteen years and three months from 1 October 2014 to 31 December 2030. Certain subsidiaries of the Group also situated in the western regions of the PRC which are approved by the relevant regulations to enjoy a preferential tax rate of 15% in the six months ended 30 June 2021 and 2022.

\* 英文名稱僅供識別

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## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 9. 期內虧損

期內虧損乃扣除／(計入)以下各項後計算得出：

### 9. LOSS FOR THE PERIOD

Loss for the period has been arrived at after charging/(crediting):

		截至6月30日止六個月 Six months ended 30 June	
		2022年 人民幣千元 (未經審計) 2022 RMB'000 (unaudited)	2021年 人民幣千元 (未經審計) 2021 RMB'000 (unaudited)
物業及設備折舊	Depreciation of property and equipment	46,527	42,988
使用權資產折舊	Depreciation of right-of-use assets	44,715	81,366
投資物業折舊	Depreciation of investment properties	17,576	18,547
無形資產攤銷	Amortisation of intangible assets	165,751	67,719
折舊及攤銷總額	Total depreciation and amortisation	274,569	210,620
計入其他收益及虧損的金額	Amounts included in other gains and losses		
可換股票據的公允價值收益	Fair value gain on convertible note	–	(23,120)
按公允價值計量並計入損益的金融資產的公允價值虧損／(收益)淨額	Net fair value loss/(gain) on financial assets at FVTPL	42,349	(186,805)
按公允價值計量並計入損益的其他金融負債的公允價值收益	Fair value gain on other financial liabilities at FVTPL	(4,128)	–
註銷附屬公司的收益	Gain on de-registration of a subsidiary	–	(92)
註銷及出售於聯營公司權益的(收益)／虧損	(Gain)/loss on de-registration and disposal of interests in associates	(6,422)	79
匯兌虧損／(收益)淨額	Net exchange loss/(gain)	146,958	(2,639)
出售物業及設備的虧損／(收益)淨額	Net loss/(gain) on disposal of property and equipment	66	(165)
出售投資物業收益淨額	Net gain on disposal of investment properties	(2,245)	(485)
終止使用權資產及租賃負債之收益淨額	Net gain on termination of right-of-use assets and lease liabilities	(2,792)	(247)
		173,786	(213,474)

# 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 10. 股息

截至2021年6月30日止六個月，截至2020年12月31日止年度的末期股息每股普通股人民幣5.22分已宣派及派付予本公司擁有人。於2021年中期期間宣派的末期股息總額為人民幣91,324,000元。

本公司董事已決定不就截至2021年及2022年6月30日止六個月宣派股息。

### 10. DIVIDENDS

During the six months ended 30 June 2021, a final dividend RMB5.22 cents per ordinary share in respect of the year ended 31 December 2020 was declared and paid to the owners of the Company. The aggregate amount of the final dividend declared in the 2021 interim period amounted RMB91,324,000.

The directors of the Company have determined that no dividend will be declared in respect of the six months ended 30 June 2021 and 2022.

### 11. 每股虧損

本公司擁有人應佔每股基本及攤薄虧損乃根據以下數據計算：

### 11. LOSS PER SHARE

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

		截至6月30日止六個月 Six months ended 30 June	
		2022年 人民幣千元 (未經審計) 2022 RMB'000 (unaudited)	2021年 人民幣千元 (未經審計) 2021 RMB'000 (unaudited)
虧損：	Loss:		
就每股基本虧損而言，本公司擁有人應佔期內虧損	Loss for the period attributable to owners of the Company for the purpose of basic loss per share	<b>(1,428,653)</b>	(1,423,344)
		2022年 千股 (未經審計) 2022 '000 (unaudited)	2021年 千股 (未經審計) 2021 '000 (unaudited)
股份數目：	Number of shares:		
就每股基本虧損而言，普通股的加權平均數目	Weighted average number of ordinary shares for the purpose of basic loss per share	<b>1,749,060</b>	1,749,060

截至2022年及2021年6月30日止六個月，計算每股攤薄虧損並未納入潛在普通股，因將其納入可能產生反攤薄影響。

For the six months ended 30 June 2022 and 2021, the potential ordinary shares were not included in the calculation of diluted loss per share as their inclusion would be anti-dilutive.

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 12. 物業及設備、使用權資產以及投資物業變動

於本中期期間，本集團收購物業及設備人民幣10,283,000元（截至2021年6月30日止六個月：人民幣51,080,000元）。

於本中期期間，本集團收購投資物業人民幣零元（截至2021年6月30日止六個月：人民幣4,118,000元）。

於本中期期間，本集團訂立幾份新租賃協議，租期介乎2年至20年。本集團須於合約期內每月支付固定款項。於租賃開始時，本集團確認使用權資產及租賃負債人民幣42,500,000元（截至2021年6月30日止六個月：人民幣27,078,000元）。

### 13. 應收賬款、應收票據、其他非流動資產及其他應收款項

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

During the current interim period, the Group acquired property and equipment of RMB10,283,000 (six months ended 30 June 2021: RMB51,080,000).

During the current interim period, the Group acquired investment properties of nil (six months ended 30 June 2021: RMB4,118,000).

During the current interim period, the Group entered into several new lease agreements with lease terms ranged from 2 to 20 years. The Group is required to make fixed monthly payments during the contract period. On lease commencement, the Group recognised RMB42,500,000 (six months ended 30 June 2021: RMB27,078,000) of right-of-use assets and lease liabilities.

### 13. ACCOUNTS RECEIVABLES, BILLS RECEIVABLES, OTHER NON-CURRENT ASSETS AND OTHER RECEIVABLES

	於2022年 6月30日 人民幣千元 (未經審計) At 30 June 2022 RMB'000 (unaudited)	於2021年 12月31日 人民幣千元 (經審計) At 31 December 2021 RMB'000 (audited)
按攤銷成本計量的應收賬款及應收票據	Accounts receivables and bills receivables measured at amortised cost	746,880
減：按攤銷成本計量的應收賬款及應收票據的虧損撥備	Less: Loss allowance for accounts receivables and bills receivables measured at amortised cost	(523,241)
按攤銷成本計量的應收賬款及應收票據總額	Total accounts receivables and bills receivables measured at amortised cost	223,639

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

**13. 應收賬款、應收票據、  
其他非流動資產及其他  
應收款項 (續)**

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

		於2022年 6月30日 人民幣千元 (未經審計) At 30 June 2022 RMB'000 (unaudited)	於2021年 12月31日 人民幣千元 (經審計) At 31 December 2021 RMB'000 (audited)
已付物業開發商的按金 (附註a)	Deposits paid to property developers (note a)		
– 流動	– current	2,068,308	1,991,098
– 非流動	– non-current	1,000	10,999
預付款項	Prepayments		
– 流動	– current	1,330,904	1,436,282
– 非流動 (附註b)	– non-current (note b)	34,000	34,000
租賃定金	Rental deposits		
– 流動	– current	23,438	27,203
– 非流動	– non-current	24,154	27,392
貸款安排	Loan arrangement		
– 流動	– current	42,760	40,880
– 非流動	– non-current	333,528	318,869
收購物業及設備的已付按金	Deposits paid for acquisition of property and equipment	315,316	307,402
長期遞延開支 (非流動)	Long-term deferred expenses (non-current)	5,231	4,908
其他應收款項 – 其他 (流動)	Other receivables – others (current)	116,937	80,682
向員工墊款	Advance to staff	4,598	4,045
租賃應收款項	Lease receivables	67,307	68,272
其他應收款項 – 來自贖回可換股票據的 應收款項 (流動)	Other receivables – receivables from redemption of a convertible note (current)	25,589	25,589
		<b>4,393,070</b>	4,377,621
減：以攤銷成本計量的其他應收款項及 其他非流動資產的虧損撥備	Less: Loss allowance for other receivables and other non-current assets measured at amortised cost	<b>(3,790,736)</b>	(3,672,977)
		<b>602,334</b>	704,644
按攤銷成本計量的應收賬款、應收票據、 其他非流動資產及其他應收款項總額	Total accounts receivables, bills receivables, other non-current assets and other receivables measured at amortised cost	<b>637,280</b>	928,283

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 13. 應收賬款、應收票據、其他非流動資產及其他應收款項(續)

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

		於2022年 6月30日 人民幣千元 (未經審計) At 30 June 2022 RMB'000 (unaudited)	於2021年 12月31日 人民幣千元 (經審計) At 31 December 2021 RMB'000 (audited)
簡明綜合財務狀況表內所披露其他非流動資產及其他應收款項：	Other non-current assets and other receivables disclosed in the condensed consolidated statement of financial position as:		
– 流動	– current	523,560	621,624
– 非流動	– non-current	78,774	83,020
		602,334	704,644

#### 附註：

- (a) 該等款項主要指本集團支付予其物業開發商的誠意金，用以使本集團開展一手房代理服務項目，按金可於以下兩項的較早期間解除：(i)各協議協定的期間；或(ii)於各協議完成後。於2022年6月30日，支付予物業開發商的誠意金人民幣1,000,000元(2021年12月31日：人民幣10,999,000元)預期將於報告期末十二個月後解除。
- (b) 於2022年6月30日及2021年12月31日，該金額包括本集團建議收購本集團一間聯營公司額外30.01%股權而支付予獨立第三方的預付款項人民幣34,000,000元。

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

#### NOTES:

- (a) Amounts mainly represent earnest deposits paid by the Group to its property developers enabling the Group to carry out the real estate agency services in the primary market projects, which will be released to the Group at the earlier of (i) period agreed in the respective agreements or (ii) upon completion of the respective agreements. At 30 June 2022, earnest deposits paid to property developers amounting to RMB1,000,000 (31 December 2021: RMB10,999,000) are expected to be released twelve months after the end of the reporting period.
- (b) As at 30 June 2022 and 31 December 2021, the amount included a prepayment of RMB34,000,000 paid to an independent third party in respect of the Group's proposed acquisition of an additional 30.01% equity interest of an associate of the Group.

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

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

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

### 13. 應收賬款、應收票據、其他非流動資產及其他應收款項(續)

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

		於2022年 6月30日 人民幣千元 (未經審計) At 30 June 2022 RMB'000 (unaudited)	於2021年 12月31日 人民幣千元 (經審計) At 31 December 2021 RMB'000 (audited)
一年以內	Within 1 year	22,305	146,317
一至兩年	1 – 2 years	5,682	37,429
兩年以上	Over 2 years	6,813	39,655
		<b>34,800</b>	223,401

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

		於2022年 6月30日 人民幣千元 (未經審計) At 30 June 2022 RMB'000 (unaudited)	於2021年 12月31日 人民幣千元 (經審計) At 31 December 2021 RMB'000 (audited)
180日以內	Within 180 days	–	238
181至365日	181 – 365 days	146	–
		<b>146</b>	238

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

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

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

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 14. 應收／(應付)關聯方款項

本集團應收／(應付)關聯方款項載列如下。

### 14. AMOUNTS DUE FROM/(TO) RELATED PARTIES

The Group's amounts due from/(to) related parties are set out below.

		於2022年 6月30日 人民幣千元 (未經審計) At 30 June 2022 RMB'000 (unaudited)	於2021年 12月31日 人民幣千元 (經審計) At 31 December 2021 RMB'000 (audited)
<b>資產</b>	<b>Assets</b>		
應收關聯方款項，分析如下：	Amounts due from related parties, analysed as:		
— 貿易性質結餘	— Trade nature balance	<b>183,753</b>	155,639
減：虧損撥備	Less: Loss allowance	<b>(170,495)</b>	(146,146)
		<b>13,258</b>	9,493
— 非貿易性質結餘	— Non-trade nature balance	<b>17,023</b>	25,048
減：虧損撥備	Less: Loss allowance	<b>(24)</b>	(509)
		<b>16,999</b>	24,539
		<b>30,257</b>	34,032
於簡明綜合財務狀況表披露為：	Disclosed in the condensed consolidated statement of financial position as:		
— 流動資產	— Current assets	<b>29,771</b>	33,540
— 非流動資產	— Non-current assets	<b>486</b>	492
		<b>30,257</b>	34,032

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

**14. 應收／(應付)關聯方款項 (續)**

**14. AMOUNTS DUE FROM/(TO) RELATED PARTIES (Continued)**

		於2022年 6月30日 人民幣千元 (未經審計) <b>At 30 June 2022 RMB'000 (unaudited)</b>	於2021年 12月31日 人民幣千元 (經審計) At 31 December 2021 RMB'000 (audited)
<b>負債</b>	<b>Liabilities</b>		
應付關聯方款項，分析如下：	Amounts due to related parties, analysed as:		
– 貿易性質	– Trade nature		
– 應付賬款	– Accounts payables	<b>1,792</b>	15,170
– 關聯方墊款	– Advance from related parties	<b>39,119</b>	26,661
		<b>40,911</b>	41,831
– 非貿易性質	– Non-trade nature	<b>148,710</b>	143,833
		<b>189,621</b>	185,664
於簡明綜合財務狀況表披露為：	Disclosed in the condensed consolidated statement of financial position as:		
– 流動負債	– Current liabilities	<b>189,621</b>	185,664

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

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



## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 14. 應收／(應付)關聯方款項(續)

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

		於2022年 6月30日 人民幣千元 (未經審計) At 30 June 2022 RMB'000 (unaudited)	於2021年 12月31日 人民幣千元 (經審計) At 31 December 2021 RMB'000 (audited)
1年以內	Within 1 year	-	6,425

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

		於2022年 6月30日 人民幣千元 (未經審計) At 30 June 2022 RMB'000 (unaudited)	於2021年 12月31日 人民幣千元 (經審計) At 31 December 2021 RMB'000 (audited)
1年以內	Within 1 year	1,792	15,170

### 14. AMOUNTS DUE FROM/(TO) RELATED PARTIES (Continued)

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

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

# 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 15. 按公允價值計量並計入其他全面收益的應收款項

### 15. RECEIVABLES AT FVTOCI

		於2022年 6月30日 人民幣千元 (未經審計) <b>At 30 June 2022 RMB'000 (unaudited)</b>	於2021年 12月31日 人民幣千元 (經審計) At 31 December 2021 RMB'000 (audited)
按公允價值計量並計入其他全面收益的	Receivables at FVTOCI comprise:		
應收款項包括：			
– 應收賬款	– Accounts receivables	<b>1,271,139</b>	1,903,452
– 應收票據(附註)	– Bills receivables (note)	<b>12,777</b>	81,738
– 應收關聯方款項 – 應收賬款	– Amounts due from related parties – accounts receivables	<b>147,819</b>	266,306
		<b>1,431,735</b>	2,251,496

#### 附註：

於2022年6月30日，應收賬款、應收票據及應收關聯方款項－應收賬款的合約總額分別為人民幣4,139,753,000元、人民幣1,311,181,000元及人民幣1,842,322,000元(2021年12月31日：人民幣4,547,260,000元、人民幣1,391,356,000元及人民幣1,971,067,000元)。公允價值與合約總額之間的差額主要是由於預期信貸損失的影響。應收賬款、應收票據及應收關聯方款項－應收賬款計入預期信貸損失的公允價值分別為人民幣2,868,614,000元、人民幣1,298,404,000元及人民幣1,694,503,000元(2021年12月31日：人民幣2,643,808,000元、人民幣1,309,618,000元及人民幣1,704,761,000元)。

#### NOTE:

As at 30 June 2022, the gross contractual amount of account receivables, bills receivables and amounts due from related parties – accounts receivables amounted to RMB4,139,753,000, RMB1,311,181,000 and RMB1,842,322,000 (31 December 2021: RMB4,547,260,000, RMB1,391,356,000 and RMB1,971,067,000), respectively. The difference between the fair value and the gross contractual amount mainly arose from the ECL impact. Included in the fair values of the account receivables, bills receivables and amounts due from related parties – accounts receivables were with ECL amounted to RMB2,868,614,000, RMB1,298,404,000 and RMB1,694,503,000 (31 December 2021: RMB2,643,808,000, RMB1,309,618,000 and RMB1,704,761,000), respectively.

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 15. 按公允價值計量並計入其他全面收益的應收款項(續)

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

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

		於2022年 6月30日 人民幣千元 (未經審計) At 30 June 2022 RMB'000 (unaudited)	於2021年 12月31日 人民幣千元 (經審計) At 31 December 2021 RMB'000 (audited)
1年以內	Within 1 year	622,187	1,151,571
1至2年	1 – 2 years	697,220	922,201
2年以上	Over 2 years	99,551	95,986
		<b>1,418,958</b>	2,169,758

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

		於2022年 6月30日 人民幣千元 (未經審計) At 30 June 2022 RMB'000 (unaudited)	於2021年 12月31日 人民幣千元 (經審計) At 31 December 2021 RMB'000 (audited)
180日以內	Within 180 days	12,777	81,738

### 15. RECEIVABLES AT FVTOCI (Continued)

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

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

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

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

**16. 面臨預期信貸損失的金  
融資產虧損撥備**

**16. LOSS ALLOWANCE ON FINANCIAL  
ASSETS SUBJECT TO ECL**

		截至6月30日止六個月 Six months ended 30 June	
		2022年 人民幣千元 (未經審計) 2022 RMB'000 (unaudited)	2021年 人民幣千元 (未經審計) 2021 RMB'000 (unaudited)
以下各項的虧損撥備準備／(撥回)：	Provision/(reversal) for loss allowance on:		
按公允價值計量並計入其他全面收益的	Receivables at FVTOCI		
應收款項		<b>203,334</b>	1,492,650
應收賬款及應收票據	Accounts receivables and bills receivables	<b>107,054</b>	249,236
應收關聯方貿易性質款項	Amounts due from related parties of trade nature	<b>723</b>	81,030
應收關聯方非貿易性質款項	Amounts due from related parties of non-trade nature	<b>117</b>	975
合約資產	Contract assets	<b>(530)</b>	209
其他應收款項及其他非流動資產	Other receivables and other non-current assets	<b>117,759</b>	113,451
面臨預期信貸損失的金融資產 虧損撥備總額(扣除撥回)	Total loss allowance on financial assets subject to ECL, net of reversal	<b>428,457</b>	1,937,551

截至2022年6月30日止六個月的簡明綜合財務報表所採用的輸入值及假設的釐定基準，與編製本集團截至2021年12月31日止年度的年度財務報表所遵循者相同。

The basis of determining the inputs and assumptions and the estimation techniques used in the condensed consolidated financial statements for the six months ended 30 June 2022 are the same as those followed in the preparation of the Group's annual financial statements for the year ended 31 December 2021.

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 17. 遞延稅項資產／負債

### 17. DEFERRED TAX ASSETS/LIABILITIES

		於2022年 6月30日 人民幣千元 (未經審計) At 30 June 2022 RMB'000 (unaudited)	於2021年 12月31日 人民幣千元 (經審計) At 31 December 2021 RMB'000 (audited)
Deferred tax assets	遞延稅項資產	372,501	402,987
Deferred tax liabilities	遞延稅項負債	(144,681)	(162,210)
		<b>227,820</b>	240,777

以下為期內的主要遞延稅項變動：

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

		應計僱員福利 及佣金 人民幣千元 Accrued staff welfare and commission RMB'000	預期信貸 損失撥備 人民幣千元 ECL provision RMB'000	業務合併的 公允價值調整 人民幣千元 Fair value adjustments on business combination RMB'000	稅項虧損 人民幣千元 Tax losses RMB'000	其他 人民幣千元 Others RMB'000	總計 人民幣千元 Total RMB'000
於2021年1月1日(經審計) (扣除自)/計入損益(附註8)	At 1 January 2021 (audited) (Charge)/credit to profit or loss (note 8)	154,761 (7,540)	256,418 52,063	(201,057) 12,650	423,140 51,789	11,147 (2,941)	644,409 106,021
收購附屬公司	Acquisition of subsidiaries	-	-	(83,545)	-	-	(83,545)
出售附屬公司	Disposal of subsidiaries	-	-	-	(2,380)	-	(2,380)
於2021年6月30日(未經審計) (扣除自)/計入損益	At 30 June 2021 (unaudited) (Charge)/credit to profit or loss	147,221 (38,511)	308,481 (278,403)	(271,952) 109,727	472,549 (224,565)	8,206 8,024	664,505 (423,728)
於2021年12月31日(經審計) (扣除自)/計入損益(附註8)	At 31 December 2021 (audited) (Charge)/credit to profit or loss (note 8)	108,710 (58,334)	30,078 34,661	(162,225) 41,714	247,984 (29,913)	16,230 (1,085)	240,777 (12,957)
於2022年6月30日(未經審計)	At 30 June 2022 (unaudited)	<b>50,376</b>	<b>64,739</b>	<b>(120,511)</b>	<b>218,071</b>	<b>15,145</b>	<b>227,820</b>

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

**18. 應付賬款及其他應付款項及客戶墊款**

**18. ACCOUNTS AND OTHER PAYABLES AND ADVANCE FROM CUSTOMERS**

		於2022年 6月30日 人民幣千元 (未經審計) <b>At 30 June 2022 RMB'000 (unaudited)</b>	於2021年 12月31日 人民幣千元 (經審計) At 31 December 2021 RMB'000 (audited)
應付賬款	Accounts payables	<b>975,574</b>	1,193,091
電子商務客戶墊款(附註a)	Advance from E-commerce customers (note a)	<b>339,542</b>	498,521
其他客戶墊款	Advance from other customers	<b>261,474</b>	154,223
		<b>601,016</b>	652,744
應付利息	Interest payable	<b>199,675</b>	46,522
應付增值稅	Value-added tax payables	<b>226,008</b>	272,379
其他應付稅項	Other tax payables	<b>68,623</b>	72,355
代物業賣家收款(附註b)	Receipts on behalf of property sellers (note b)	<b>206,926</b>	100,916
自房地產經紀門店所收按金(附註c)	Deposits received from real estate brokerage stores (note c)	<b>118,176</b>	50,944
收購物業及設備的應付款項	Payables for acquisition of property and equipment	<b>13</b>	43,926
開支報銷	Expenses reimbursement	<b>341</b>	21,692
代物業開發商收款(附註d)	Receipts on behalf of a property developer (note d)	<b>3,058</b>	728
其他	Others	<b>105,759</b>	105,987
		<b>928,579</b>	715,449

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 18. 應付賬款及其他應付款項及客戶墊款(續)

#### 附註：

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

以下為本集團於各報告期末按獲得服務日期呈列的應付賬款賬齡分析：

### 18. ACCOUNTS AND OTHER PAYABLES AND ADVANCE FROM CUSTOMERS (Continued)

#### NOTES:

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

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

		於2022年 6月30日 人民幣千元 (未經審計) At 30 June 2022 RMB'000 (unaudited)	於2021年 12月31日 人民幣千元 (經審計) At 31 December 2021 RMB'000 (audited)
一年以內	Within 1 year	554,142	1,140,331
1至2年	1 - 2 years	421,432	52,760
		975,574	1,193,091

# 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 19A. 銀行及其他借款

#### (i) 銀行借款

於本中期期間，本集團獲得新銀行貸款人民幣295,671,000元（截至2021年6月30日止六個月：人民幣1,317,649,000元）。銀行貸款人民幣1,597,565,000元（截至2021年6月30日止六個月：人民幣851,721,000元）已償還。取得之新銀行貸款所得款項用於本集團一般營運資金用途。

本集團銀行借款的實際利率範圍如下：

### 19A. BANK AND OTHER BORROWINGS

#### (i) Bank borrowings

During the current interim period, the Group obtained new bank loans amounting to RMB295,671,000 (Six months ended 30 June 2021: RMB1,317,649,000). The bank loans amounting to RMB1,597,565,000 (Six months ended 30 June 2021: RMB851,721,000) had been repaid. The proceeds of the new bank loans obtained were used for the Group's general working capital purpose.

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

	於2022年 6月30日 人民幣千元 (未經審計) At 30 June 2022 (unaudited)	於2021年 12月31日 人民幣千元 (經審計) At 31 December 2021 (audited)
實際利率	3.7% – 5.2%	1.1% – 5.5%
Effective interest rate		

#### (ii) 其他借款

##### 優先票據

於本中期期間，本集團優先票據的固定票面年利率為7.60%至7.63%（2021年12月31日：介乎7.60%至7.63%），實際年利率介乎7.90%至9.20%（2021年12月31日：介乎7.90%至9.20%）。本集團的優先票據於聯交所上市且基於2022年6月30日於聯交所所報買入價釐定的公允價值為人民幣1,117,649,000元（2021年12月31日：人民幣2,585,756,000元）（第一級公允價值層級）。

#### (ii) Other borrowings

##### Senior notes

In the current interim period, the Group's senior notes carry fixed coupon rate at 7.60% to 7.63% per annum (31 December 2021: from 7.60% to 7.63% per annum) and the effective interest rates ranged from 7.90% to 9.20% per annum (31 December 2021: from 7.90% to 9.20% per annum). The Group's senior notes are listed on the Stock Exchange and the fair value is determined based on the quoted bid price in the Stock Exchange as at 30 June 2022 is RMB1,117,649,000 (31 December 2021: RMB2,585,756,000) (Level 1 fair value hierarchy).



## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 19B. 可換股票據

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

可換股票據債務部分的實際年利率為9.09%且債務部分的公允價值為根據本公司及可資比較實體之債券於2022年6月30日的平均收益率釐定，即人民幣228,774,000元（2021年12月31日：人民幣404,717,000元）（第二級公允價值層級）。

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

中期期間內可換股票據之債務及衍生部分的變動載列如下：

### 19B. CONVERTIBLE NOTE

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

The effective interest rate of the debt component of the Convertible Note is 9.09% per annum and the fair value of the debt component is determined based on the average yield of the Company’s and comparable entities’ bonds as at 30 June 2022 is RMB228,774,000 (31 December 2021: RMB404,717,000) (Level 2 fair value hierarchy).

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

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

	負債部分		衍生部分		總計		
	千港元	人民幣千元	千港元	人民幣千元	千港元	人民幣千元	
	HKD'000	RMB'000	HKD'000	RMB'000	HKD'000	RMB'000	
於2022年1月1日（經審計）	As at 1 January 2022 (audited)	908,929	743,139	16,846	13,773	925,775	756,912
匯兌調整	Exchange adjustment	-	35,172	-	473	-	35,645
利息費用	Interest charge	41,340	34,034	-	-	41,340	34,034
轉至應付利息	Transfer to interest payable	(10,234)	(8,425)	-	-	(10,234)	(8,425)
公允價值變動收益	Gain on changes in fair value	-	-	(5,014)	(4,128)	(5,014)	(4,128)
於2022年6月30日 （未經審計）	As at 30 June 2022 (unaudited)	<b>940,035</b>	<b>803,920</b>	<b>11,832</b>	<b>10,118</b>	<b>951,867</b>	<b>814,038</b>

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

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

### 20. 股本

### 20. SHARE CAPITAL

		每股面值 美元	股份數目	股本 千美元	以人民幣 呈列的股本 人民幣千元
		Par value per share US\$	Number of shares	Share capital US\$'000	Share capital presented in RMB RMB'000
普通股每股0.00001美元	Ordinary shares of US\$0.00001 each				
<b>法定：</b>	<b>Authorised:</b>				
於2021年1月1日(經審計)、 2021年6月30日(未經審計)、 2022年1月1日(經審計)及 2022年6月30日(未經審計)	At 1 January 2021 (audited), 30 June 2021 (unaudited), 1 January 2022 (audited) and 30 June 2022 (unaudited)	0.00001	5,000,000,000	50	350
<b>已發行及繳足</b>	<b>Issued and fully paid</b>				
於2021年1月1日(經審計)、 2021年6月30日(未經審計)、 2022年1月1日(經審計)及 2022年6月30日(未經審計)	At 1 January 2021 (audited), 30 June 2021 (unaudited), 1 January 2022 (audited) and 30 June 2022 (unaudited)	0.00001	1,749,059,530	17	116

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 21. 金融工具的公允價值計量

#### 本集團金融資產及金融負債的公允價值根據持續性基準按公允價值計量

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

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

### 21. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS

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

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

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

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

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

### 21. 金融工具的公允價值計量 (續)      21. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (Continued)

金融資產／金融負債 Financial assets/financial liability	於以下日期的公允價值 Fair value as at		公允價值 層級 Fair value hierarchy	估值技術及關鍵輸入數據 Valuation technique and key input	重大不可觀察輸入數據 Significant unobservable input(s)
	2022年6月30日 人民幣千元 (未經審計) 30 June 2022 RMB'000 (unaudited)	2021年12月31日 人民幣千元 (經審計) 31 December 2021 RMB'000 (audited)			
按公允價值計量並計入其他全面收益的 應收款項 Receivables at FVTOCI	<b>1,431,735</b>	2,251,496	第三級 Level 3	用於取得應收款項產生的現金流量現值的貼現 現金流量法，乃使用反映相應客戶不可觀察 信貸風險的貼現率。 Discounted cash flow method which was used to capture the present value of the cash flows to be derived from the receivables using the discount rate that reflected the credit risk of the corresponding customers which are unobservable.	貼現率越高，應收款項的公允價值就越低。 The higher the discount rate, the lower the fair value of the receivables will be.
分類為強制按公允價值計量並計入損益 的金融資產的有限合夥投資 Investment in limited partnership classified as financial assets mandatorily measured at FVTPL	<b>72,297</b>	74,090	第三級 Level 3	私募股權基金相關資產的公允價值。 The fair value of the underlying assets of the private equity fund.	相關資產公允價值越高，投資公允價值將越高。 The higher the fair value of the underlying assets, the higher the fair value of the investment will be.
分類為強制按公允價值計量並計入損益 的金融資產的聯交所上市股本證券 Equity securities listed in the Stock Exchange classified as financial assets mandatorily measured at FVTPL	<b>67,700</b>	138,758	第一級 Level 1	於活躍市場買入價。 Quoted bid prices in the active market.	不適用 N/A
可換股票據的衍生部分 Derivative component of Convertible Note	<b>(10,118)</b>	(13,773)	第三級 Level 3	柏力克－舒爾斯期權定價模式 Black Scholes option pricing model	投資對象和股票價格的波動性越高，可換股票 據的公允價值就越高。貼現率越低，可換股 票據的公允價值就越高。 The higher the volatility of the investee and stock price, the higher the fair value of the Convertible Note will be. The lower the discount rate, the higher the fair value of the Convertible Note will be.

於本中期期間，第一級與第二級之  
間概無轉撥。

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

## 簡明綜合財務報表附註

### NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

## 21. 金融工具的公允價值計量 (續)

金融資產及金融負債的第三層級公允價值計量對賬

## 21. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (Continued)

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

		資產 Assets		負債 Liability
		分類為按公允價值計量並計入損益的金融資產的有限合夥投資 人民幣千元 Investment in limited partnership classified as financial asset measured at FVTPL RMB'000	按公允價值計量並計入其他全面收益的應收款項 人民幣千元 Receivables at FVTOCI RMB'000	可換股票據衍生部分 人民幣千元 Derivative component of Convertible Note RMB'000
於2022年1月1日(經審計)	At 1 January 2022 (audited)	74,090	2,251,496	(13,773)
出售/結算	Disposal/settlement	(22,548)	(616,427)	-
匯兌調整	Exchange adjustment	-	-	(473)
於以下確認的收益/(虧損)總額	Total gain/(loss) recognised in total			
- 損益	- profit or loss	20,755	(203,334)	4,128
於2022年6月30日(未經審計)	At 30 June 2022 (unaudited)	72,297	1,431,735	(10,118)

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

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

### 21. 金融工具的公允價值計量 (續)

#### 金融資產及金融負債的第三層級公允價值計量對賬 (續)

### 21. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (Continued)

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

		資產 Assets				負債 Liability	
		分類為按公允價值計量並計入損益的金融資產的結構性存款 RMB'000		分類為按公允價值計量並計入損益的金融資產的應收債券 RMB'000		分類為按公允價值計量並計入損益的金融資產的有限合夥投資的應收款項 RMB'000	
於2021年1月1日(經審計)	At 1 January 2021 (audited)	508,000	311,509	40,455	111,578	6,965,579	(124,786)
添置	Addition	-	-	-	420,323	4,553,268	-
出售/結算	Disposal/settlement	(508,000)	-	(31,236)	-	(3,333,398)	-
已收利息	Interest Received	(5,220)	-	(10,563)	-	-	-
收購附屬公司(附註22)	Acquisition of a subsidiary (note 22)	-	-	-	-	65	-
於以下確認的收益/(虧損)總額	Total gain/(loss) recognised in						
- 損益	- profit or loss	5,220	-	1,344	151,355	(1,492,650)	24,350
於2021年6月30日(未經審計)	At 30 June 2021 (unaudited)	-	311,509	-	683,256	6,692,864	(100,436)

期間收益或虧損總額包括於各報告期末強制按公允價值計量並計入損益的金融資產有關的未實現收益人民幣186,713,000元(截至2021年6月30日止六個月:人民幣175,704,000元)。相關公允價值收益或虧損計入「其他收益及虧損」。

本公司董事認為,於簡明綜合財務報表中按攤銷成本列賬的金融資產及金融負債賬面值與其公允價值相若,但本集團優先票據及可換股票據的債務部份(其公允價值分別披露於附註18A(ii)及附註18B)除外。

The total gains or losses for the period included an unrealised gain of RMB186,713,000 (six months ended 30 June 2021: RMB175,704,000) relating to financial assets mandatorily measured at FVTPL at the end of each reporting period. Such fair value gains or losses are included in "other gains and losses".

The directors of the Company consider that the carrying amounts of financial assets and financial liabilities, except for the Group's senior notes and debt component of Convertible Note of which their fair values are disclosed in notes 18A(ii) and 18B, respectively, recorded at amortised cost in the condensed consolidated financial statements approximate their fair values.

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 22. 收購附屬公司

截至2021年6月30日止六個月

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

#### 已轉讓對價

現金  
承債(附註)

### 22. ACQUISITION OF SUBSIDIARIES

For the six months ended 30 June 2021

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

#### Consideration transferred

人民幣千元  
RMB'000

Cash  
Debt assumption (note)

61,675  
238,325

300,000

#### 附註：

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

#### NOTE:

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

\* 英文名稱僅供識別。

\* English name is for the identification purpose only.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

22. 收購附屬公司(續)

22. ACQUISITION OF SUBSIDIARIES  
(Continued)

於收購添璣網絡日期確認的可  
識別資產及負債的公允價值：

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

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



## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 22. 收購附屬公司(續)

### 22. ACQUISITION OF SUBSIDIARIES (Continued)

收購添璣網絡產生的視作資本分派

Deemed capital distribution arising from acquisition of Tianji Network

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

#### 附註：

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

#### NOTE:

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

於收購添璣網絡時產生的現金流出淨額

Net cash outflows arising on acquisition of Tianji Network

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

# 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 22. 收購附屬公司(續)

#### 收購對本集團業績的影響

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

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

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

### 22. ACQUISITION OF SUBSIDIARIES (Continued)

#### Impact of acquisition on the results of the Group

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

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

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

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 23. 關聯方披露

#### (a) 關聯方交易：

關聯方交易：
中國恒大集團有限公司的聯屬公司
萬科企業股份有限公司的聯屬公司
碧桂園控股有限公司的聯屬公司 (「碧桂園」)
阿里巴巴集團控股有限公司的聯屬公司
華僑城(亞洲)控股有限公司的聯屬公司
蘇州微點商務信息諮詢有限公司
易居(中國)企業管理集團有限公司 (「易居管理」)
北京易傑優企業管理諮詢有限公司 (「北京易傑優」)
上海太德文化傳播有限公司
中國房產信息集團
亦可網絡科技(上海)有限公司
克爾瑞商業地產信息有限公司
易居中國控股有限公司
上海帷米商務信息諮詢有限公司
上海燿聚信息科技有限公司
易優健康管理(上海)有限公司
壹家易(上海)網絡科技有限公司
北京中物研協信息科技有限公司
上海添璣網絡服務有限公司
上海寶庫資訊技術有限公司

### 23. RELATED PARTY DISCLOSURES

#### (a) Related parties transactions:

Related parties transactions:	關係 Relationship
China Evergrande Group Co., Ltd.'s affiliates (中國恒大集團有限公司的聯屬公司)	附註 i Note i
China Vanke Co., Ltd.'s affiliates (萬科企業股份有限公司的聯屬公司)	附註 i Note i
Country Garden Holdings Co. Ltd.'s affiliates ("Country Garden")* (碧桂園控股有限公司的聯屬公司)	附註 i Note i
Alibaba Group Holding Limited's affiliates (阿里巴巴集團控股有限公司的聯屬公司)	附註 i Note i
Overseas Chinese Town (Asia) Holding Limited's affiliates (華僑城(亞洲)控股有限公司的聯屬公司)	附註 i Note i
Suzhou Weidian Business Information Consulting Co., Ltd.* (蘇州微點商務信息諮詢有限公司)	附註 i Note i
E-House (China) Enterprise Management Group Ltd.* ("E-House Management") (易居(中國)企業管理集團有限公司)	附註 i Note i
Beijing Yijieyou Enterprise Management Consultancy Co., Ltd.* ("Beijing EJU") (北京易傑優企業管理諮詢有限公司)	附註 i Note i
Shanghai Ted Culture Communication Co., Ltd.* (上海太德文化傳播有限公司)	附註 i Note i
China Real Estate Information Corporation* (中國房產信息集團)	附註 i Note i
Yike Network Technology (Shanghai) Co., Ltd.* (亦可網絡科技(上海)有限公司)	附註 i Note i
CRIC Commercial Information Co. Ltd.* (克爾瑞商業地產信息有限公司)	附註 i Note i
E-House (China) Holdings Co. Ltd.* (易居中國控股有限公司)	附註 i Note i
Shanghai Weimi Business Information Consulting Co., Ltd.* (上海帷米商務信息諮詢有限公司)	附註 i Note i
Shanghai Yiju Information Technology Co., Ltd.* (上海燿聚信息科技有限公司)	附註 i Note i
Yiyou Health Management (Shanghai) Co., Ltd.* (易優健康管理(上海)有限公司)	附註 i Note i
Yijia (Shanghai) Network Technology Co., Ltd.* (壹家易(上海)網絡科技有限公司)	附註 i Note i
Beijing Zhongwu Yanxie Information Technology Co., Ltd.* (北京中物研協信息科技有限公司)	附註 i Note i
Shanghai Tianji Network Service Co., Ltd.* (上海添璣網絡服務有限公司)	附註 i、ii Note i, ii
Shanghai Baoku Information Technology Co., Ltd.* (上海寶庫資訊技術有限公司)	附註 i Note i

\* English name is for the identification purpose only.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

**23. 關聯方披露 (續)**

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

**(a) 關聯方交易：(續)**

**(a) Related parties transactions: (Continued)**

關聯方交易：	Related parties transactions:	關係 <i>Relationship</i>
上海簡家信息技術有限公司	Shanghai Jianjia Information Technology Co., Ltd.* (上海簡家信息技術有限公司)	附註i <i>Note i</i>
上海向陽院企業管理有限公司	Shanghai Xiangyangyuan Enterprise Management Co., Ltd.* (上海向陽院企業管理有限公司)	附註i <i>Note i</i>
上海易房軟件技術有限公司	Shanghai Yifang Software Technology Co., Ltd.* (上海易房軟件技術有限公司)	附註i <i>Note i</i>
杭州帷惠信息科技有 限公司	Hangzhou Yinghui Information Technology Co., Ltd.* (杭州帷惠信息科技有 限公司)	附註i <i>Note i</i>
武漢中城易居行銷策劃有限公司	Wuhan Zhongcheng Yiju Marketing Planning Co., Ltd.* (武漢中城易居行銷策劃有限公司)	附註iii <i>Note iii</i>
除簡明綜合財務報表其他地方披露者外，本集團曾與其關聯方訂立下列交易。	Saved as disclosed elsewhere in the condensed consolidated financial statements, the Group entered into the following transactions with its related parties.	

\* English name is for the identification purpose only.

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 23. 關聯方披露 (續)

#### (a) 關聯方交易：(續)

#### (i) 廣告服務、代理收入及諮詢服務所得

廣告服務

		截至6月30日止六個月 Six months ended 30 June	
		2022年 人民幣千元 (未經審計) 2022 RMB'000 (unaudited)	2021年 人民幣千元 (未經審計) 2021 RMB'000 (unaudited)
附註i	Note i	2,078	—

代理收入

		截至6月30日止六個月 Six months ended 30 June	
		2022年 人民幣千元 (未經審計) 2022 RMB'000 (unaudited)	2021年 人民幣千元 (未經審計) 2021 RMB'000 (unaudited)
附註i	Note i	58,245	1,005,912

諮詢服務

		截至6月30日止六個月 Six months ended 30 June	
		2022年 人民幣千元 (未經審計) 2022 RMB'000 (unaudited)	2021年 人民幣千元 (未經審計) 2021 RMB'000 (unaudited)
附註i	Note i	4,504	14,987

### 23. RELATED PARTY DISCLOSURES (Continued)

#### (a) Related parties transactions: (Continued)

#### (i) Advertising service, agency revenue and consulting service earned

Advertising service

		截至6月30日止六個月 Six months ended 30 June	
		2022年 人民幣千元 (未經審計) 2022 RMB'000 (unaudited)	2021年 人民幣千元 (未經審計) 2021 RMB'000 (unaudited)
		2,078	—

Agency revenue

		截至6月30日止六個月 Six months ended 30 June	
		2022年 人民幣千元 (未經審計) 2022 RMB'000 (unaudited)	2021年 人民幣千元 (未經審計) 2021 RMB'000 (unaudited)
		58,245	1,005,912

Consulting service

		截至6月30日止六個月 Six months ended 30 June	
		2022年 人民幣千元 (未經審計) 2022 RMB'000 (unaudited)	2021年 人民幣千元 (未經審計) 2021 RMB'000 (unaudited)
		4,504	14,987

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

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

**23. 關聯方披露 (續)**

**(a) 關聯方交易：(續)**

- (ii) 所產生服務成本 (主要包括員工培訓及發展成本)

		截至6月30日止六個月 Six months ended 30 June	
		2022年 人民幣千元 (未經審計) 2022 RMB'000 (unaudited)	2021年 人民幣千元 (未經審計) 2021 RMB'000 (unaudited)
附註i	Note i	119,405	2,273

- (iii) 所產生短期租賃及低價值資產租賃之租金開支

		截至6月30日止六個月 Six months ended 30 June	
		2022年 人民幣千元 (未經審計) 2022 RMB'000 (unaudited)	2021年 人民幣千元 (未經審計) 2021 RMB'000 (unaudited)
附註i	Note i	144	24,753

- (iv) 租賃負債的利息開支

		截至6月30日止六個月 Six months ended 30 June	
		2022年 人民幣千元 (未經審計) 2022 RMB'000 (unaudited)	2021年 人民幣千元 (未經審計) 2021 RMB'000 (unaudited)
附註i	Note i	-	35

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

**(a) Related parties transactions: (Continued)**

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

- (iii) Rental expenses for short-term leases and low-value assets leases incurred

- (iv) Interest expenses on lease liabilities

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 23. 關聯方披露 (續)

#### (a) 關聯方交易：(續)

##### 附註：

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

#### (b) 關聯方結餘

本集團與關聯方的尚未償還結餘詳情載於附註14及15。

#### (c) 易居管理及北京易傑優的託收代理安排

業務轉讓完成後，易居管理及北京易傑優已就該等未完成一手房代理合約作為代表本集團的託收代理人。

### 23. RELATED PARTY DISCLOSURES (Continued)

#### (a) Related parties transactions: (Continued)

##### NOTES:

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

#### (b) Related party balances

Details of the Group's outstanding balances with related parties are set out in notes 14 and 15.

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

Subsequent to the completion of the Business Transfer, E-House Management and Beijing EJU, had acted as a collection agent on behalf of the Group in respect of those incomplete primary real estate agency contracts.

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

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

### 23. 關聯方披露 (續)

#### (d) 主要管理人員補償

於期內主要管理人員(指本公司董事及本集團主要執行人員)的薪酬如下:

### 23. RELATED PARTY DISCLOSURES (Continued)

#### (d) Compensation of key management personnel

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

		截至6月30日止六個月 Six months ended 30 June	
		2022年 人民幣千元 (未經審計) RMB'000 (unaudited)	2021年 人民幣千元 (未經審計) RMB'000 (unaudited)
薪金、花紅及其他津貼	Salaries, bonus and other allowances	3,332	9,365
退休福利計劃供款	Retirement benefit scheme contributions	310	335
以股權結算的股份付款開支	Equity-settled share-based payment expenses	597	6,624
		<b>4,239</b>	16,324

董事及主要執行人員的薪酬根據個人表現和市場趨勢確定。

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



## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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

### 24. 資本承擔

### 24. CAPITAL COMMITMENT

		於2022年 月6月30日 人民幣千元 (未經審計) <b>At 30 June 2022 RMB'000 (unaudited)</b>	於2021年 12月31日 人民幣千元 (經審計) At 31 December 2021 RMB'000 (audited)
已訂約但未撥備： 物業及設備	Contracted but not provided for: Property and equipment	<b>5,026</b>	5,241

### 25. 其他重大事件及交易

### 25. OTHER SIGNIFICANT EVENTS AND TRANSACTIONS

於2022年3月，本集團宣佈就2022年及2023年到期的一系列優先票據進行境外債務重組（「重組」）。本公司與計劃債權人根據《公司法》第86條（2022年修訂）就重組訂立的建議安排計劃於2022年11月9日獲開曼群島大法院裁決。重組將於根據計劃條款達成或豁免重組條件後，方會生效。根據計劃條款，達成或豁免有關條件的截止日期目前為2022年12月14日。有關詳情，請參閱本公司日期為2022年3月31日、4月7日、11日、14日、18日及25日、9月21日、10月5日、6日、7日及12日、11月3日、10日及16日的公告。

In March 2022, the Group announced an offshore debt restructuring (the "Restructuring") in respect of its series of senior notes due 2022 and 2023. The proposed scheme of arrangement between the Company and the scheme creditors under section 86 of the Companies Act (2022 Revision) relating to the Restructuring was sanctioned by the Grand Court of the Cayman Islands on 9 November 2022. The Restructuring will become effective only upon the satisfaction or waiver of the restructuring conditions in accordance with the terms of the scheme. Under the terms of the scheme, the long stop date for satisfying or waiving such conditions is currently 14 December 2022. For details, please refer to the announcements of the Company dated 31 March, 7, 11, 14, 18, and 25 April, 21 September, 5, 6, 7 and 12 October, 3, 10 and 16 November 2022.

「阿里巴巴控股」 <b>“Alibaba Holding”</b>	阿里巴巴集團控股有限公司，於開曼群島註冊成立的公司，其美國存託股份（每股代表八股普通股）於紐約證券交易所上市（股份代號：BABA），其普通股於聯交所主板上市（股份代號：9988） Alibaba Group Holding Limited, a company incorporated in the Cayman Islands, with its American depositary shares, each representing eight ordinary shares, listed on the New York Stock Exchange (Stock symbol: BABA) and its ordinary shares listed on the Main Board of the Stock Exchange (stock code: 9988)
「董事會」 <b>“Board”</b>	本公司董事會 the board of directors of our Company
「英屬維爾京群島」 <b>“BVI”</b>	英屬維爾京群島 the British Virgin Islands
「《企業管治守則》」 <b>“CG Code”</b>	指載於《上市規則》附錄十四之《企業管治守則》 the Corporate Governance Code set out in Appendix 14 of the Listing Rules
「中國」或「中國大陸」 <b>“China”, “Mainland China” or “PRC”</b>	中華人民共和國，除文義另有所指，僅就本報告而言，所提述的中國不包括香港、中國澳門特別行政區及台灣。「中國人」亦需據此詮釋 the People’s Republic of China and, except where the context requires and only for the purpose of this report, excluding Hong Kong, the Macao Special Administrative Region of the PRC and Taiwan. “Chinese” shall be construed accordingly
「本公司」 <b>“Company”, “our Company” or “the Company”</b>	易居（中國）企業控股有限公司，一家於2010年2月22日根據開曼群島法律註冊成立的獲豁免有限公司 E-House (China) Enterprise Holdings Limited (易居（中國）企業控股有限公司), an exempted company with limited liability incorporated under the laws of the Cayman Islands on 22 February 2010
「公司條例」 <b>“Companies Ordinance”</b>	公司條例（香港法例第622章），經不時修訂、補充或以其他方式修改 the Companies Ordinance (Chapter 622 of the Laws of Hong Kong), as amended, supplemented or otherwise modified from time to time
「中國房產信息集團」 <b>“CRE Corp”</b>	中國房產信息集團，一家於2008年8月21日在開曼群島註冊成立的有限公司，為我們的主要股東之一 China Real Estate Information Corporation (中國房產信息集團), a company incorporated in the Cayman Islands with limited liability on 21 August 2008 and one of our substantial Shareholders
「董事」 <b>“Director(s)”</b>	本公司董事 the director(s) of our Company
「易居（中國）控股」 <b>“E-House (China) Holdings”</b>	易居（中國）控股有限公司，一家於2004年8月27日在開曼群島註冊成立的有限公司，為我們的主要股東之一 E-House (China) Holdings Limited (易居（中國）控股有限公司), a company incorporated in the Cayman Islands with limited liability on 27 August 2004 and one of our substantial Shareholders

## 釋義 DEFINITIONS

「易居控股」 “E-House Holdings”	易居控股有限公司，一家於2015年7月31日在開曼群島註冊成立的有限公司，為我們的主要股東之一 E-House Holdings Limited, a company incorporated in the Cayman Islands with limited liability on 31 July 2015 and one of our substantial Shareholders
「恒大」 “Evergrande”	中國恒大集團有限公司，一家於開曼群島註冊成立並在聯交所上市的有限公司（股份代號為3333） China Evergrande Group(中國恒大集團有限公司), a company incorporated in the Cayman Islands with limited liability and listed on the Stock Exchange with stock code 3333
「本集團」 “Group”, “our Group”, or “the Group”	本公司及其不時的附屬公司 the Company and its subsidiaries from time to time
「香港」 “Hong Kong” or “HK”	中華人民共和國香港特別行政區 the Hong Kong Special Administrative Region of the People’s Republic of China
「港元」 “HK\$”	香港的法定貨幣港元 Hong Kong dollars, the lawful currency of Hong Kong
「國際財務報告準則」 “IFRS”	國際財務報告準則，由國際會計準則理事會不時頒佈 International Financial Reporting Standards, as issued from time to time by the International Accounting Standards Board
「Jun Heng」 “Jun Heng”	Jun Heng Investment Limited，一家於2002年6月13日在英屬維爾京群島註冊成立的公司，由On Chance全資擁有 Jun Heng Investment Limited, a company incorporated in the British Virgin Islands on 13 June 2002 and wholly owned by On Chance
「《上市規則》」 “Listing Rules”	《香港聯合交易所有限公司證券上市規則》，經不時修訂、補充或以其他方式修改 the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, as amended, supplemented or otherwise modified from time to time
「主板」 “Main Board”	由聯交所運作的證券交易所（不包括期權市場），獨立於聯交所GEM，而與之並行運作 the stock exchange (excluding the option market) operated by the Stock Exchange which is independent from and operates in parallel with GEM of the Stock Exchange
「周先生」 “Mr. Zhou”	周忻先生，執行董事兼本公司主要股東 Mr. Zhou Xin (周忻), our executive Director and a substantial Shareholder of the Company

「《標準守則》」 “Model Code”	《上市規則》附錄十所載之《上市發行人之董事進行證券交易的標準守則》 the Model Code for Securities Transactions by Directors of Listed Issuers set out in Appendix 10 of the Listing Rules
「On Chance」 “On Chance”	On Chance, Inc.，一家於2002年1月21日在英屬維爾京群島註冊成立的公司，由周先生全資擁有 On Chance, Inc., a company incorporated in the British Virgin Islands on 21 January 2002 and wholly owned by Mr. Zhou
「首次公開發售後購股權計劃」 “Post-IPO Share Option Scheme”	本公司批准及採納的首次公開發售後購股權計劃 the post-IPO share option scheme approved and adopted by our Company
易居企業(中國)集團 “PRC Holdco”	易居企業(中國)集團有限公司(前稱易居(中國)企業集團有限公司)，一間於2006年7月3日在中國成立的有限公司，為本公司的間接全資附屬公司 E-House Enterprise (China) Group Co., Ltd. (易居企業(中國)集團有限公司) (formerly known as 易居(中國)企業集團有限公司), a company established in the PRC with limited liability on 3 July 2006, and an indirect wholly-owned subsidiary of the Company
「首次公開發售前購股權計劃」 “Pre-IPO Share Option Scheme”	本公司批准及採納的首次公開發售前購股權計劃 the pre-IPO share option scheme approved and adopted by our Company
「招股章程」 “Prospectus”	本公司日期為2018年7月10日的招股章程 the prospectus of the Company dated 10 July 2018
「人民幣」 “RMB”	中國的法定貨幣人民幣 Renminbi, the lawful currency of PRC
「Regal Ace」 “Regal Ace”	Regal Ace Holdings Limited，一家於2015年7月10日在英屬維爾京群島註冊成立的公司，周先生持股51% Regal Ace Holdings Limited, a company incorporated in the British Virgin Islands on 10 July 2015 and owned as to 51% by Mr. Zhou
「報告期」 “Reporting Period”	截至2022年6月30日止六個月 the six months ended 30 June 2022
「證券及期貨條例」 “SFO”	香港法例第571章證券及期貨條例(經不時修訂、補充或以其他方式修改) the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), as amended, supplemented or otherwise modified from time to time
「股份」 “Share(s)”	本公司股本中每股面值0.00001美元的普通股 ordinary share(s) in the share capital of our Company with a par value of US\$0.00001 each

## 釋義 DEFINITIONS

「股東」 “Shareholder(s)”	股份持有人 holder(s) of the Share(s)
「聯交所」 “Stock Exchange”	香港聯合交易所有限公司 The Stock Exchange of Hong Kong Limited
「附屬公司」 “subsidiary” or “subsidiaries”	具有《公司條例》第15條所賦予的涵義 has the meaning ascribed to it thereto in section 15 of the Companies Ordinance
「主要股東」 “substantial shareholder”	具《上市規則》所賦予的涵義 has the meaning ascribed to it in the Listing Rules
「美國」 “United States” or “US”	美利堅合眾國，包括其領土、屬地及受其司法管轄的所有地區 the United States of America, its territories, its possessions and all areas subject to its jurisdiction
「美元」 “US dollars”, “U.S. dollars”, “US\$” or “USD”	美國的法定貨幣美元 United States dollars, the lawful currency of the United States
「萬科」 “Vanke”	萬科企業股份有限公司，一家在中國成立並於聯交所及深圳證券交易所上市的公司，股份代號／證券代碼分別為2202及000002 China Vanke Co., Ltd. (萬科企業股份有限公司), a limited liability company established in the PRC and listed on the Stock Exchange and the Shenzhen Stock Exchange with stock codes 2202 and 000002, respectively
「%」 “%”	百分比 per cent



 易居企业集团