



# Dexin Services Group Limited 德信服务集团有限公司

(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 : 2215

# 2022

ANNUAL  
REPORT

# 年報

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# Corporate Information

## 公司資料

### BOARD OF DIRECTORS

#### Executive Directors

Mr. Hu Yiping (*Chairman*)  
Mr. Tang Junjie  
Ms. Zhu Xiaoli (resigned on 14 April 2023)  
Ms. Zheng Peng (appointed on 14 April 2023)

#### Independent Non-executive Directors

Mr. Jia Shenghua (resigned on 14 April 2023)  
Mr. Rui Meng  
Mr. Yang Xi  
Dr. Wong Wing Kuen Albert (appointed on 14 April 2023)

### AUDIT COMMITTEE

Mr. Rui Meng (*Chairman*)  
Mr. Jia Shenghua  
Mr. Yang Xi

### REMUNERATION COMMITTEE

Mr. Jia Shenghua (*Chairman*) (resigned on 14 April 2023)  
Dr. Wong Wing Kuen Albert (appointed on 14 April 2023)  
Mr. Tang Junjie  
Mr. Rui Meng

### NOMINATION COMMITTEE

Mr. Hu Yiping (*Chairman*)  
Dr. Wong Wing Kuen Albert (appointed on 14 April 2023)  
Mr. Jia Shenghua  
Mr. Rui Meng

### AUTHORISED REPRESENTATIVES

Mr. Tang Junjie  
Ms. So Shuk Yi Betty

### COMPANY SECRETARY

Ms. So Shuk Yi Betty

### REGISTERED OFFICE

Cricket Square  
Hutchins Drive  
PO Box 2681  
Grand Cayman  
KY1-1111  
Cayman Islands

### 董事會

#### 執行董事

胡一平先生 (*主席*)  
唐俊傑先生  
朱曉莉女士 (於2023年4月14日辭任)  
鄭鵬女士 (於2023年4月14日獲委任)

#### 獨立非執行董事

賈生華先生 (於2023年4月14日辭任)  
芮萌先生  
楊熙先生  
王永權博士 (於2023年4月14日獲委任)

### 審核委員會

芮萌先生 (*主席*)  
賈生華先生  
楊熙先生

### 薪酬委員會

賈生華先生 (*主席*) (於2023年4月14日辭任)  
王永權博士 (於2023年4月14日獲委任)  
唐俊傑先生  
芮萌先生

### 提名委員會

胡一平先生 (*主席*)  
王永權博士 (於2023年4月14日獲委任)  
賈生華先生  
芮萌先生

### 授權代表

唐俊傑先生  
蘇淑儀女士

### 公司秘書

蘇淑儀女士

### 註冊辦事處

Cricket Square  
Hutchins Drive  
PO Box 2681  
Grand Cayman  
KY1-1111  
Cayman Islands

## HEADQUARTERS IN THE PRC

Room 488, Building 2  
No. 2008–2010, Jinchang Road  
Liangzhu Street  
Hangzhou  
Zhejiang Province  
PRC

## PRINCIPAL PLACE OF BUSINESS IN HONG KONG

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

## CAYMAN ISLANDS PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Conyers Trust Company (Cayman) Limited  
Cricket Square  
Hutchins Drive  
PO Box 2681  
Grand Cayman  
KY1-1111  
Cayman Islands

## HONG KONG SHARE REGISTRAR

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

## COMPLIANCE ADVISER

Giraffe Capital Limited  
3/F  
8 Wyndham Street  
Central  
Hong Kong

## 中國總部

中國  
浙江省  
杭州市  
良渚街道  
金昌路2008–2010號  
2幢488室

## 香港主要營業地點

香港  
灣仔  
皇后大道東248號  
大新金融中心  
40樓

## 開曼群島主要股份過戶登記處

Conyers Trust Company (Cayman) Limited  
Cricket Square  
Hutchins Drive  
PO Box 2681  
Grand Cayman  
KY1-1111  
Cayman Islands

## 香港股份過戶登記處

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號舖

## 合規顧問

智富融資有限公司  
香港  
中環  
雲咸街8號  
3樓

### LEGAL ADVISERS

#### As to Hong Kong law:

Fangda Partners  
26/F, One Exchange Square  
8 Connaught Place  
Central, Hong Kong

#### As to Cayman Islands law:

Conyers Dill & Pearman  
29th Floor  
One Exchange Square  
8 Connaught Place  
Central  
Hong Kong

### AUDITOR

Zhonghui Anda CPA Limited  
Certified Public Accountants and Registered  
Public Interest Entity Auditor  
23/F, Tower 2, Enterprise Square Five, 38 Wang Chiu Road  
Kowloon Bay  
Hong Kong

### PRINCIPAL BANK

Bank of Communications Co., Ltd.  
Industrial and Commercial Bank of China Limited

### STOCK CODE

2215

### COMPANY'S WEBSITE

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

### DATE OF LISTING

15 July 2021

### 法律顧問

#### 香港法律：

方達律師事務所  
香港中環  
康樂廣場8號  
交易廣場一期26樓

#### 開曼群島法律：

康德明律師事務所  
香港  
中環  
康樂廣場8號  
交易廣場1座  
29樓

### 核數師

中匯安達會計師事務所有限公司  
執業會計師及  
註冊公共利益實體核數師  
香港  
九龍灣  
宏照道38號企業廣場第五期二座23樓

### 主要往來銀行

交通銀行股份有限公司  
中國工商銀行股份有限公司

### 股份代碼

2215








### 公司網站

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

### 上市日期

2021年7月15日

# Awards and Honours 獎項及榮譽

Name of award 獲獎名稱	Award certificate 獎項證書	Name of award 獲獎名稱	Award certificate 獎項證書
<p>➤ 2022 Leading Property Management Enterprises in East China 2022華東區域物業服務市場地位領先企業</p>		<p>➤ 2022 China Property Service Capability Exceptional Companies in Terms of Office Buildings 2022中國辦公物業服務力優秀企業</p>	
<p>➤ TOP 20 Commercial Property Management Companies in Term of Services Capabilities in 2022 2022商業物業服務力TOP20企業</p>		<p>➤ 2022 Top 100 Property Service Enterprises 2022物業服務力百強企業</p>	
<p>➤ 2022 TOP100 Property Management Companies in China 2022中國物業服務百強企業</p>		<p>➤ 2022 Marketing Operational Leading Brand of China Property Service Companies 2022中國物業服務市場化運營領先品牌企業</p>	
<p>➤ 2022 China Property Service Company with Featured Brands 2022中國物業服務特色品牌企業</p>			

# Financial Highlights

## 財務摘要

		December 2022 2022年12月 RMB'000 人民幣千元	December 2021 2021年12月 RMB'000 人民幣千元	Changes 變動 %
Key financial information	主要財務資料			
Revenue	收入	<b>958,597</b>	870,422	10.1
Gross profit	毛利	<b>271,374</b>	299,082	-9.3
Profit for the period	期間利潤	<b>125,060</b>	110,050	13.6
— Including non-controlling interests	— 包括非控股權益	<b>3,037</b>	11,828	-74.3
— Attributable to owners of the Company	— 本公司擁有人應佔	<b>122,023</b>	98,222	24.2

		December 2022 2022年12月 RMB'000 人民幣千元	December 2021 2021年12月 RMB'000 人民幣千元
Total assets	資產總額	<b>1,314,889</b>	1,238,537
Total liabilities	負債總額	<b>533,693</b>	378,326
Cash and bank balance	現金及銀行餘額	<b>209,855</b>	499,983
Total equity	權益總額	<b>781,196</b>	860,211
Interest attributable to the owners of the Company	本公司擁有人應佔權益	<b>764,544</b>	835,657

		December 2022 2022年12月	December 2021 2021年12月
Key financial ratios	主要財務比率		
Gross profit margin	毛利率	<b>28.3%</b>	34.4%
Net profit margin	淨利率	<b>13.0%</b>	12.6%
Net profit margin attributable to the owners of the Company	本公司擁有人應佔淨利潤率	<b>12.7%</b>	11.3%
Basic and diluted earnings per share (RMB)	每股基本及攤薄盈利 (人民幣元)	<b>0.122</b>	0.118

		December 2022 2022年12月	December 2021 2021年12月
Total property management contracted GFA as at the end of reporting period (sq.m.'000)	於報告期末物業管理總合約建築面積(千平方米)	<b>48,698</b>	46,363
Total property management GFA under management as at the end of reporting period (sq.m.'000)	於報告期末物業管理總在管建築面積(千平方米)	<b>34,543</b>	31,110

# Chairman's Statement

## 主席報告

On behalf of the Board, I hereby present the results report of the Group for the year ended 31 December 2022 (the “**Reporting Period**”).

2022 was a year of growth amid under resistance for the entire real estate industry. Over the past year, the COVID-19 epidemic resurgence subsisted throughout the year with economic situation improving from the mist of the COVID-19 epidemic and kept on fluctuating. The real estate industry entered into a new development cycle due to the volatility of related industries. Looking back into 2022, we braved new changes actively, made progress amid stability and sought high-quality development to achieve fruitful results. The Group has been awarded the “Top 100 Property Management Service Companies in the PRC” by China Index Academy for nine consecutive years, moved up to 24th on the ladder and maintained its leading position in the property service market in Eastern China.

**Only in hard times can courage be manifested and only sharpening one's edge can lead to success.** In 2022, the Group maintained its strategic focus, enhanced refined management as well as quality and efficiency improvement and achieved continuous and steady growth in revenue and scale, and continued to demonstrate its development resilience.

During the year, the Group conducted new deliveries of multiple high-quality projects. Especially in Guangzhou, Chengdu and other first-tier and new first-tier cities, the Group completed its first project delivery after establishing its presence and successfully embraced the occupancy of over 20,000 new property owners. As of 31 December 2022, the GFA under management of the Group reached 34.54 million sq.m., representing a year-on-year increase of approximately 11.0%. We further penetrated into the Yangtze River Delta region, tightly constructed market network, improved regional density to achieve

本人謹代表董事會提呈本集團截至2022年12月31日止年度（「**報告期間**」）業績報告。

2022年對於整個物業行業都是在抵抗中成長的一年，過去一年，疫情貫穿全年，經濟形勢從疫情中復甦但震盪不斷。受關聯行業波動，物業行業進入發展新週期。回首過去的一年，我們積極迎新求變，穩中求進，尋求高質量發展，碩果纍纍。集團連續第九年入選由中國指數研究院評定的「中國物業服務百強企業」，並且排名上升到第24位；在華東區域物業服務市場保持領先地位。

**艱難方顯勇毅，磨礪始得玉成。**2022年，集團保持戰略定力，加強管理精進與提質增效，營收規模實現持續穩步增長，發展韌性持續顯現。

集團年內新交付一批優質項目，尤其是在廣州、成都等一線、新一線城市完成了首個入駐項目的順利交付，全年成功擁抱2萬多名新業主入夥。截至2022年12月31日，集團在管面積3,454萬平方米，同比增長約11.0%。我們進一步深耕長三角，織密市場網絡，提升區域密度實現集約化管理，堅定佈局核心經濟帶為主的中心城市，為集團繼續高質量發展增強確定性。集團進一步發揮通過市場化競爭獲取項目



# Chairman's Statement

## 主席報告

intensive management and firmly deployed on central cities focusing on core economic belts, thereby boosting certainties to the continuous high-quality development of the Group. The Group further displayed its competitive advantages in obtaining projects through market-based competitions. As of 31 December 2022, 64.8% of the GFA under management were properties developed by independent third-party developers. The Group successfully took over various representative and landmark urban projects, including the Sports Centre of Shangcheng District in Hangzhou, a soccer arena for the 2022 Hangzhou Asian Games, the aviation logistics centre of Wuhan Tianhe International Airport in Hubei, an aviation hub in Central China, and Huzhou Museum in Zhejiang, a national class-2 museum.

The Group continued to step up its efforts in the non-residential service sector and carried out layout planning on differentiated business structures to enhance profitability. "Dexin space", a high-end service brand created by the Group, offered professional services to urban premium business and office buildings and industrial parks. Take the Hangzhou Entrepreneurship and Innovation Demonstration Base of Peking University and Xingyun Kunpeng Centre, a key building in Yuhang District, Hangzhou, as examples, the Group participated in the asset operation and management of these projects, further improved the additional value of project services and extended service industry chains. The Group vigorously deployed on urban services, participated in the urban renovation, achieved the comprehensive improvement and renovation of old communities and served projects including Jiru Homeland in Hangzhou as well as Minsheng Garden, Minfu Garden, Minhe Garden and other communities in Huzhou with a total area of over 520,000 sq.m. Meanwhile, we also successfully took over the integrated project on urban and rural services in Lvling Town in Heze, Shandong and operated pilot sites offering innovative services.

的競爭優勢，截至2022年12月31日，在管面積中來自獨立第三方開發商所開發物業佔比達64.8%。集團成功接管一系列城市代表性、地標性項目，2022杭州亞運會足球比賽場地 — 杭州市上城區體育中心，國家中部航空樞紐 — 湖北武漢天河國際機場航空物流中心，國家二級博物館 — 浙江湖州博物館。

集團持續發力非住服務板塊，進行差異化業務結構佈局，提升盈利能力。打造的高端服務品牌「德信space」，為一批城市優質商業寫字樓、產業園提供專業化服務。如北京大學杭州雙創示範基地、杭州余杭區重點樓宇 — 星運鯤鵬中心，參與項目的資產運營管理，進一步提升項目服務附加值，延伸服務產業鏈。集團積極佈局城市服務，參與城市更新、實現老舊小區綜合提升改造，服務了杭州的吉如家園和湖州面積逾52萬平方米的民盛花園、民富花園、民和花園等項目。與此同時，我們還在山東菏澤成功接管呂陵鎮城鄉服務一體化項目，創新服務試點。

The Group actively fulfilled its corporate social responsibility. In response to the COVID-19 epidemic resurgence during the year, the Group launched four caring measures through the “Companion” platform. Faced with the unexpected lockdown of Shanghai and the adjustments of epidemic prevention and control measures at the end of the year, all of the Group’s grass-roots employees and our management held their positions and provided emergency assistance and warm-hearted services, safeguarding the health and safety of tens of thousands of household families. As an official provider of property management services to the Hangzhou Asian Games, the Group has maintained a strong sense of social responsibility. The Group’s corporate spirit is highly compatible with the spirit of the Asian Games. The Group successfully held the Huzhou Deqing Mogan Mountain Bamboo Sea Marathon, practised low-carbon environmental protection and the “green, intelligent, economical and civilised” concept of the Asian Games. During the preparation period of the Asian Games (the “Asian Games”), the Group provided environmental, safety, engineering and customer services to protect the Hangzhou Asian Games in all aspects and helped facilitate the Asian Games sentiment. Adhering to the leadership of Party building, the Group integrated the grass-roots Party building with serving the public and promoted the construction of pilot sites on “Red Properties”. It has successfully established the brand of Party building, namely the “4V Party Building in Establishing Companion Communities”, and created the Support Zancheng Community (贊成贊城小區), the first Red Property in Yuhang District, Hangzhou. The model of “Red Butler Service Day” developed by the Group has become a red prototype reported on the headline of Jinhua Daily, in Jinhua, Zhejiang. The Group motivated employees to build a party member volunteer team and actively participate in public welfare activities. It developed the “Children’s Blue Sky” programme with Zhejiang Women and Children’s Foundation and Dexin Blue Charity to provide pairing assistance for children in difficulties in Chun’an County, Zhejiang Province. Together with the Civil Affairs Bureau of Yuhang District, Hangzhou City, the Group participated in the “Lightening the Micro Wish of Troubled and Left-behind Children in Villages in Five Western Towns” to assist left-behind children in Pingyao Town, Hangzhou City, and worked together with Huzhou College to establish the Huzhou College Education Development Foundation for providing more quality opportunities to college students.

**Times flies and spring comes after winter.** In 2022, we focused on the development of our principal businesses, innovated service scenarios, intensified the building of enterprise service capability and continuously improved service quality, constantly improving the satisfaction and sense of happiness of property owners.

集團積極踐行企業社會責任。應對全年新冠疫情波動，推出知己守護四大暖心舉措。面對突如其來的上海封城，年底疫情管控政策調整，集團從基層員工到管理者都堅守服務一線，提供應急援助和暖心服務，保障數萬戶業主家庭健康平安。集團作為杭州亞運官方物業服務供應商保持了強烈的社會責任感，集團企業精神與亞運精神高度契合，成功舉辦湖州德清莫干山竹海馬拉松賽事，踐行低碳環保與亞運會「綠色、智能、節約、文明」的理念。在亞運會（「亞運會」）籌備期間，集團提供了環境、安全、工程、客服等維度服務，全方位保障杭州亞運會，助推亞運會氛圍營造。集團堅持黨建引領，將基層黨建與服務群眾相結合，推動「紅色物業」試點建設。成功孕育「4V黨建構建知己社區」黨建品牌，創建杭州余杭區首個紅色物業陣地贊成贊城小區，構築的「紅管家服務日」模式成為浙江金華「金華日報」頭版報道的紅色典型。集團發動員工培育黨員志願者團隊，積極參與社會公益。聯合浙江省婦女兒童基金會與德信藍公益打造「童享藍天」計劃，並為浙江省淳安縣困境兒童進行結對幫扶；聯合杭州余杭區民政局參與「點亮西部五鎮困境和農村留守兒童微心願活動」，幫扶杭州瓶窯鎮留守兒童。與湖州學院攜手，創立湖州學院教育發展基金會，為廣大學子提供更多優質機會。

**天時人事日相催，冬至陽生春又來。**2022年，我們聚焦主營業務發展，創新服務場景，加強企業服務力打造，不斷夯實服務品質，持續提升業主滿意度與幸福感。

# Chairman's Statement

## 主席報告

The Group continuously optimised the experience of property owners through “the one city with one demonstration initiative”, “quality officer plan” and other actions to improve service quality and property owners' satisfaction. It actively responded to the Hangzhou municipal government on “building an aesthetic home”, one of the top 10 practical works on people's livelihood, and successfully built various aesthetic communities such as Dexin Morning Mansion (德信早安) and Dexin Zhenyuan (德信臻園). The Group developed various municipal premier residential projects in Hangzhou, Wenzhou, Jinhua and Hefei, leading the benchmark on local service quality.

Customer demand has become the focus for the in-depth development of value-added services. Through the analysis on community customer groups, the Group achieved precise connection of property owners' resources with value-added services and enhanced the construction of the “15-minute community life circle”. In terms of home decoration business, the Group launched the door and window systems renovation, storage cabinets customisation and other businesses through cooperating with leading enterprises in the industrial chains, which was popular among the owners of newly-delivered properties. In terms of the community retail business, the Group continued to optimise business models and supply chains, realised the upgrading of Best Neighborhood Selections (桔鄰甄選) 2.0, the new retail platform, with more high-quality resources to improve the coverage in communities and build various popular community products.

Refined management and control has become the main development theme of the Group under the new situation. With the target of “stimulating frontline management and strengthening on-site management”, we reduced management burdens and established a three-tier coordinated management mechanism in the headquarters, regions and projects aspects to form a management layout with headquarters empowerment, regional construction and projects response. Meanwhile, it insisted on the empowerment with technology to facilitate cost reduction and efficiency enhancement. The Group implemented the overall budget management system and improved the management and operation efficiency of the Group through opening and integrating the Group's existing four-grid system (四格系統), Companion cloud platform, NC Cloud financial system and other online platforms.

集團通過「一城一示範」、「品質官計劃」等行動不斷優化業主體驗，提升服務品質與業主滿意度。積極響應杭州市政府十大民生實事之一的「美好家園」創建，成功打造德信早安、德信臻園等一批美好家園示範小區；在杭州、溫州、金華、合肥等多地，集團成功創建一批市級優秀住宅項目，引領當地服務品質標桿。

客戶需求成為增值服務縱深發展的主軸。集團通過社區客群分析，實現業主資源與增值服務產品精準對接，加強「15分鐘社區生活圈」的建設。在美居裝修業務上，通過與產業鏈頭部公司合作，推出門窗系統改造、收納櫃定製等業務，獲得新交付住宅業主的歡迎。在社區零售業務上，持續優化商業模式與供應鏈，實現新零售平台 — 桔鄰甄選的2.0版本升級，嫁接更多優質資源提升社區覆蓋度，打造一系列社區爆款產品。

精細化管控成為新形勢下集團一大發展主題。我們以「激活一線、強化現場」為目標，做到管理減負，打造總部、區域、項目三級協同管理機制，實現總部賦能，區域建設，項目響應的管理格局，同時堅持科技賦能助力降本增效。集團落實全面預算管理體系，對現有集團四格系統、知己雲平台、NC Cloud財務系統等多個線上平台的打通融合，提高集團管理運營效率。

### FUTURE PROSPECTS

The development of industry will embrace the co-existence of crisis and opportunities in 2023. In facing market turbulence, the Group is optimistic about the value of industry development and proposes focusing on four major strategies for high-quality development. The Group will continue to solidify the foundation of profitability for corporate development while enhancing satisfaction of property owners.

Firstly, it will focus on the improvement of the service capability on fundamental property management, refocus on the “quality-based” development line, continue to strive for excellence in quality management, and promote the upgrading of services and products with the satisfaction of property owners as the core. Meanwhile, it will concentrate on constructing the core business units of value-added services, strengthen the diversified business pattern, continue to refine the established business lines and consolidate the second growth curve of the enterprise.

Secondly, it will focus on core markets, insist on the development strategy of “cultivating in the Yangtze River Delta and mapping out in the central cities of China” and vigorously improve the coverage density of core urban projects. It will adhere to seeking development in market expansion, display the advantages of independent third-party market-based operation and inject strong impetus for the growth in scale and the generation of profit.

Thirdly, it will focus on core profit and seek to increase operating revenue with undivided attention. On top of meeting the demand of property owners, it will drive business upgrades and enhance our profitability, achieving growth in profit as well as revenue to reinforce the resilience for corporate development. In the meantime, the Group will also focus on forging competitive strengths with a special emphasis on developing specialised subsidiaries such as those providing services to commercial and official properties and green landscape management services in close tandem with market development trends, with a view to stimulating new niches for profit growth through the enhancement of specialised capabilities;

Fourthly, it will focus on precision management and promote organisational reform and technological empowerment to reduce management costs. It will insist on efficiency improvement through enhanced management, advance flat management and improve the sensitivity and responsiveness in making business decisions and staff efficiency.

### 未來展望

2023年，行業發展危險與機遇同在，面對市場動盪，集團堅持看好行業發展價值，提出四大聚焦戰略，謀求高質量發展。在提升業主滿意度的同時，持續打造企業發展的利潤支柱。

第一，聚焦基礎物業管理的服務力提升，以業主滿意度為核，回歸「品質為基」的發展主線，在品質管理上不斷精益求精，促進服務產品升級。同時聚焦增值服務核心業務單元建設，夯實多元業務格局，持續打磨已經發展成型的業務線，做實企業第二增長曲線。

第二，聚焦核心市場，堅持「深耕長三角，佈局全國中心城市」的發展戰略，著力提升核心城市項目覆蓋密度。堅持在市場外拓中求發展，發揮獨立第三方市場化運營優勢，為規模增長與利潤產生提供強勁動力。

第三，聚焦核心利潤，聚焦會神做大營業收入，在滿足業主需求的基礎上促進業務升級，提升盈利能力，做到既增收又增利，夯實企業發展韌性。同時，集團將緊跟市場發展趨勢，聚焦競爭力的培養，著重培養商辦服務、綠化管養等專業化子公司，通過專業能力的提升，激活新的利潤增長點；

第四，聚焦管理精進，推進組織變革與科技賦能，降低管理成本。堅持通過管理提升效益，推進扁平化管理，提升業務決策靈敏度、與響應度和人效水平。

# Chairman's Statement

## 主席報告

**Persevere the toughest and lofty the farthest.** As we bid farewell to winter and welcome the spring season, we must all persist in efficiency enhancement through management initiatives, and also quest for qualitative development. While consistently improving our service quality and project quality, we will also actively embark on innovative businesses and procure breakthrough and innovation in business units under the strategic direction of “profit as fundamental aim, market as means, service as product and quality as reputation”, in an effort to forge the Group into a “provider of relations-oriented services for future urban life” underpinned by qualitative development and stable ongoing growth. In 2023 and at the moment of changes in the operating environment, Dexin Services will march ahead with determined efforts. We will live up to today and not be afraid of tomorrow.

**犯其至難而圖其至遠。**在過冬迎春之際，我們更要堅持通過管理提升效益，也要追求有質量的發展，不斷提高服務質量以及項目品質的同時，積極開展經營創新業務，在「利潤是根本，市場是手段，服務是產品，品質是口碑」的戰略指引下，促進業務單元突破創新，著力將本集團打造成高質量發展、穩健持續增長的「未來城市生活關係服務商」。2023年，在經營環境變化的當下，德信服務將篤行不怠，既不負當下，又不懼明天。

**Dexin Services Group Limited**

**Hu Yiping**

*Chairman*

**德信服务集团有限公司**

**董事長**

**胡一平**

# Management Discussion and Analysis

## 管理層討論及分析

### OPERATION REVIEW

#### Business model of the Group

The Group has three business lines: (i) property management services; (ii) value-added services to non-property owners; and (iii) community value-added services, which constitute a comprehensive service product for our clients, covering the entire property management value chain.

- **Property management services.** The Group provides property developers, property owners and residents with a wide range of property management services. The property management services of the Group primarily comprise (i) security services; (ii) cleaning services; (iii) gardening services; and (iv) common area facility repair and maintenance services for residential properties and non-residential properties.
- **Value-added services to non-property owners.** The Group provides a full range of property-related business solutions to non-property owners, which primarily include property developers. The value-added services to non-property owners of the Group primarily comprise (i) the provision of sales office management services; (ii) the provision of preliminary planning and design consultancy services; (iii) the provision of property inspection and repair services; and (iv) the provision of commercial consulting services.
- **Community value-added services.** The Group also offers various community value-added services to property owners and residents, including (i) smart community solutions; (ii) property sales and assistance services; (iii) community resources value-added services; (iv) clubhouse services; (v) home decoration services; and (vi) community retail and home services.

We believe that the property management services business line is the foundation of the Group to generate revenue, expand business scale and increase customer group for community value-added services to property owners and residents. The Group's value-added services to non-property owners facilitate its early access to property development projects and the establishment and development of business relationships with property developers, thereby enhancing the Group's competitiveness and securing contracts for property management services. The Group's community value-added services business line is conducive to strengthen the relationship between the Group and customers and improve customer satisfaction and loyalty. We believe that the three business lines of the Group will continue helping the Group to gain bigger market share and expand its business scope in the PRC.

### 經營回顧

#### 本集團的業務模式

本集團擁有三條業務線，即(i)物業管理服務；(ii)非業主增值服務；及(iii)社區增值服務，構成提供給客戶的綜合服務產品，涵蓋整個物業管理價值鏈。

- **物業管理服務。**本集團向物業開發商、業主及住戶提供一系列的物業管理服務。本集團的物業管理服務主要包括住宅及非住宅物業的(i)秩序維護服務；(ii)清潔服務；(iii)綠化服務；及(iv)公共區域設施維修保養服務。
- **非業主增值服務。**本集團向非業主(主要包括物業開發商)提供全方位的物業相關業務解決方案。本集團的非業主增值服務主要包括(i)提供有關案場服務；(ii)前介服務；(iii)提供房檢房修服務；及(iv)提供商業諮詢服務。
- **社區增值服務。**本集團還為業主和住戶提供各種社區增值服務，包括(i)智能社區解決方案；(ii)物業銷售及協銷服務；(iii)社區資源增值服務；(iv)會所服務；(v)美居服務；及(vi)社區零售和家居服務。

我們認為物業管理服務業務線乃本集團產生收入、擴大業務規模及增加業主和住戶社區增值服務客戶群體的基礎。本集團的非業主增值服務有助於本集團儘早接觸物業開發項目以及與物業開發商建立和培養業務關係，從而提升本集團的競爭優勢，確保獲得物業管理服務訂約。本集團的社區增值服務業務線有助於增強本集團與客戶的關係，提升客戶滿意度及忠誠度。我們認為本集團的三條業務線將繼續助力本集團獲得更大市場份額及擴大在中國的業務範圍。

# Management Discussion and Analysis

## 管理層討論及分析

### Property Management Services

In 2022, the Group adhered to the strategic vision of being a service provider of future urban life relationship, achieved rapid growth in contracted gross floor area (“GFA”) and GFA under management and constantly expanded the increase in the GFA under management. As of 2022, we had a total GFA under management of approximately 34.5 million sq.m., representing an increase of approximately 3.4 million sq.m. or growth rate of 11.0% as compared with approximately 31.1 million sq.m. in 2021. The increase was primarily attributable to the increase in projects delivered by Dexin Group, as well as the increase in business with independent third parties.

The following table sets forth our property management contracted GFA and GFA under management as of the years indicated:

### 物業管理服務

2022年，本集團堅持未來城市生活關係服務商的戰略願景，實現合約建築面積（「**建築面積**」）和在管建築面積的快速增長，不斷拓寬在管面積增長。截至2022年，我們的總在管建築面積約34.5百萬平方米，較2021年約31.1百萬平方米增加約3.4百萬平方米，增長率為11.0%。該增長主要歸因於德信集團交付項目的增加，以及獨立第三方的業務增加。

下表載列截至所示年度我們的物業管理合約建築面積及在管建築面積：

	For the year ended 31 December 截至12月31日止年度				For the year ended 31 December 截至12月31日止年度			
	2022 2022年		Projects under management 在管項目		2021 2021年		Projects under management 在管項目	
	Contracted projects 簽約項目	GFA 建築面積 (sq.m.'000) (千平方米)	Number of projects 項目數量	GFA 建築面積 (sq.m.'000) (千平方米)	Contracted projects 簽約項目	GFA 建築面積 (sq.m.'000) (千平方米)	Number of projects 項目數量	GFA 建築面積 (sq.m.'000) (千平方米)
As of the beginning of the period	309	46,363	233	31,110	241	38,032	175	24,905
Newly contracted	50	11,061	34	4,211	80	10,531	49	5,994
Reserve conversion	0	0	21	2,761	0	0	21	2,411
Acquisition	0	0	0	0	0	0	0	0
Termination	(42)	(8,726)	(33)	(3,539)	(12)	(2,200)	(12)	(2,200)
<b>As of the end of the period</b>	<b>317</b>	<b>48,698</b>	<b>255</b>	<b>34,543</b>	<b>309</b>	<b>46,363</b>	<b>233</b>	<b>31,110</b>

A majority of our revenue from property management services is generated from the services provided to properties developed by independent third-party property developers. As of 31 December 2022, we had 159 properties under our management that were developed by independent third-party property developers with a total GFA under management of approximately 22.4 million sq.m.

我們物業管理服務的大部分收入乃產生自就獨立第三方物業開發商所開發物業提供的服務。截至2022年12月31日，我們有159項在管物業由獨立第三方物業開發商開發，在管總建築面積約為22.4百萬平方米。

# Management Discussion and Analysis

## 管理層討論及分析

The following table sets forth a breakdown of our total GFA under management by property type as of the dates indicated:

下表載列截至所示日期我們按物業類型劃分的在管總建築面積明細：

		As of 31 December			截至12月31日		
		2022			2021		
		GFA	Revenue	Percentage	GFA	Revenue	Percentage
		建築面積	收入	佔比	建築面積	收入	佔比
		sq.m.'000	RMB'000		sq.m.'000	RMB'000	
		千平方米	人民幣千元		千平方米	人民幣千元	
Properties developed by Dexin Group	德信集團所開發物業	8,655	208,419	34.2%	6,884	138,664	27.4%
Jointly developed properties	聯合開發物業	3,502	90,030	14.8%	3,660	100,610	19.8%
Properties developed by independent third-parties	獨立第三方物業	22,386	311,247	51.0%	20,566	267,809	52.8%
<b>Total</b>	<b>總計</b>	<b>34,543</b>	<b>609,696</b>	<b>100.0%</b>	<b>31,110</b>	<b>507,083</b>	<b>100.0%</b>

### Our Geographical Presence

Zhejiang Province and the Yangtze River Delta Region are among the most economically developed regions in the PRC, with higher urbanisation rates and resident disposable income. Most of our service projects are concentrated in cities with higher competitive pricing levels. We continue to expand into first-tier and second-tier cities nationwide, and continue to increase the GFA under management and income from core cities outside Zhejiang Province and the Yangtze River Delta Region, further intensifying our competitive strength in the property industry. For the year ended 31 December 2022, we have expanded our geographic presence to 41 cities in China.

### 我們的地理分佈

浙江及長江三角洲地區是中國經濟最發達的地區之一，城鎮化率及居民可支配收入較高。我們服務的項目大部分依據在收費水平競爭力較高的城市。我們不斷佈局全國一二線城市，不斷擴大浙江及長江三角州外的核心城市的在管面積及收入，使得我們更具物業競爭力。截至2022年12月31日止年度，我們的地理分佈已擴展至中國41座城市。



# Management Discussion and Analysis

## 管理層討論及分析

The following table sets forth our total GFA under management by region as of the dates indicated:

下表載列截至所示日期我們按區域劃分的在管總建築面積：

		As of 31 December 截至12月31日					
		2022 2022年			2021 2021年		
		GFA 建築面積 sq.m.'000 千平方米	Revenue 收入 RMB'000 人民幣千元	Percentage 佔比	GFA 建築面積 sq.m.'000 千平方米	Revenue 收入 RMB'000 人民幣千元	Percentage 佔比
Zhejiang Province	浙江省	21,142	452,936	74.3%	19,679	383,898	75.7%
Yangtze River Delta Region (excluding Zhejiang Province)	長江三角洲地區 (不包括浙江省)	10,137	132,719	21.8%	9,393	110,742	21.8%
Other regions	其他地區	3,264	24,041	3.9%	2,038	12,443	2.5%
<b>Total</b>	<b>總計</b>	<b>34,543</b>	<b>609,696</b>	<b>100.0%</b>	<b>31,110</b>	<b>507,083</b>	<b>100.0%</b>

### Portfolio of Properties under Management

While the majority of properties under our management are primarily attributable to residential properties, we continuously sought to provide property management services to non-residential properties in the Reporting Period. The non-residential properties under our management are diverse, including commercial complexes, office buildings, schools, hospitals, industrial parks and municipal facilities. We believe that by accumulating our experience and recognition for our quality property management services to both residential and non-residential properties, we will be able to continue to diversify our portfolio of properties and further enlarge our customer base.

### 在管物業組合

儘管我們在管的大部分源自住宅物業，我們在本報告期間仍不斷尋求為非住宅物業提供物業管理服務。我們在管的非住宅物業非常豐富，包括商業綜合體、寫字樓、學校、醫院、產業園及市政設施。我們相信，憑藉我們在為住宅及非住宅物業提供優質物業管理服務時積累的經驗及聲譽，我們將能繼續在多元化物業組合及進一步擴大我們的客戶群。

The following table sets forth our total GFA under management as of the dates indicated:

下表載列我們截至所示日期的在管總建築面積：

		As of 31 December 截至12月31日					
		2022 2022年			2021 2021年		
		GFA 建築面積 sq.m.'000 千平方米	Revenue 收入 RMB'000 人民幣千元	Percentage 佔比	GFA 建築面積 sq.m.'000 千平方米	Revenue 收入 RMB'000 人民幣千元	Percentage 佔比
Residential properties	住宅物業	25,545	428,510	70.3%	22,655	359,120	70.8%
Non-residential properties	非住宅物業	8,998	181,186	29.7%	8,455	147,963	29.2%
<b>Total</b>	<b>合計</b>	<b>34,543</b>	<b>609,696</b>	<b>100.0%</b>	<b>31,110</b>	<b>507,083</b>	<b>100.0%</b>

### Value-added Services to Non-property Owners

For the year ended 31 December 2022, revenue from value-added services to non-property owners amounted to RMB189.0 million, increasing by 4.5% compared to that for the year ended 31 December 2021. This was attributable to the Group's prudent consideration of the payment rate of business partners to maintain year-on-year growth in revenue from value-added services to non-property owners for the Reporting Period given the higher gross profit margin for value-added services to non-property owners compared to basic property services despite the ongoing downside of the real estate industry.

### 非業主增值服務

截至2022年12月31日止年度，非業主增值服務收入人民幣189.0百萬元，較截至2021年12月31日止年度增長4.5%，此乃由於房地產行業持續下行，但非業主增值服務較基礎物業服務有較高的毛利空間，本集團謹慎考量合作方回款率因素，以維持本報告期內非業主增值服務業務收入較去年同期有所增長。

		For the year ended 31 December 2022 截至2022年12月31日 止年度		For the year ended 31 December 2021 截至2021年12月31日 止年度	
		Revenue 收入 RMB'000 人民幣千元	Percentage 佔比	Revenue 收入 RMB'000 人民幣千元	Percentage 佔比
Sales office management services	案場服務	114,191	60.4%	88,077	48.7%
Preliminary planning and design consultancy services	前介服務	48,762	25.8%	54,366	30.1%
Property inspection and repair services	房驗房修服務	8,984	4.8%	12,013	6.6%
Commercial consulting services	商業諮詢服務	17,041	9.0%	26,458	14.6%
		<b>188,978</b>	<b>100.0%</b>	180,914	100.0%

# Management Discussion and Analysis

## 管理層討論及分析

### Community Resources Value-added Services

In terms of community value-added services, our customers mainly include property owners, residents and property developers, and we offer a wide variety of community value-added services to make the living more convenient and to foster community attachment and sense of belonging. These services primarily include (i) smart community solutions; (ii) property sales and assistance services; (iii) value-added services in public areas; (iv) clubhouse services; (v) home decoration services; and (vi) community retail and home services. During the Reporting Period, revenue from community value-added services was RMB159.9 million, representing a decrease of 12.3% as compared with RMB182.4 million for 2021.

### 社區資源增值服務

就社區增值服務而言，我們的客戶主要包括業主、住戶以及物業開發商，我們為其提供範圍廣泛的社區增值服務，使其生活更便捷，培養社區情感及歸屬感。該等服務主要包括(i)智能社區解決方案；(ii)物業銷售及協銷服務；(iii)公共區域增值服務；(iv)會所服務；(v)美居服務；及(vi)社區零售和家居服務。於本報告期間，社區增值服務收入達人民幣159.9百萬元，較2021年人民幣182.4百萬元下降12.3%。

		For the year ended 31 December 2022 截至2022年12月31日 止年度		For the year ended 31 December 2021 截至2021年12月31日 止年度	
		Revenue 收入 RMB'000 人民幣千元	Percentage 佔比	Revenue 收入 RMB'000 人民幣千元	Percentage 佔比
Smart community solutions	智能社區解決方案	28,807	18.0%	48,632	26.6%
Property sales and assistance services	物業銷售及協銷服務	25,974	16.3%	54,467	29.9%
Community resources value-added services	社區資源增值服務	30,893	19.2%	19,661	10.8%
Clubhouse services	會所服務	12,484	7.8%	12,984	7.1%
Home decoration services	美居服務	25,654	16.0%	23,781	13.0%
Community retail and home services	社區零售和家居服務	36,111	22.7%	22,900	12.6%
		<b>159,923</b>	<b>100.0%</b>	182,425	100.0%

Smart community solutions are those provided to residential and non-residential property developers by us through customised software meeting their specific requirements for property management. Revenue from new contracts reduced year-on-year owing to the conditions of the real estate industry during the year. For the year ended 31 December 2022, revenue from smart community solutions amounted to RMB28.8 million, decreasing by RMB19.8 million compared to RMB48.6 million for the year ended 31 December 2021.

智能社區解決方案是我們通過滿足彼等對物業管理的特定需求定製軟件，向住宅物業及非住宅物業開發商提供智能社區解決方案。受年內地產行業環境影響，來自新增合約較去年同期減少。截至2022年12月31日止年度，智能社區解決方案收入達人民幣28.8百萬元，較截至2021年12月31日止年度人民幣48.6百萬元下降人民幣19.8百萬元。

## Management Discussion and Analysis 管理層討論及分析

Property sales and assistance services include primarily the provision of property sales and assistance services to property developers and owners, assisting property developers to market real estate properties to owners and residents living in properties under our management. Revenue from property services decreased as the size of market transactions contracted owing to the conditions of the real estate industry during the year, while our car park sales service was also affected. For the year ended 31 December 2022, revenue from property sales and assistance services amounted to RMB26.0 million, decreasing by RMB28.5 million compared to RMB54.5 million for the year ended 31 December 2021.

Community resources value-added services include primarily our provision of certain value-added services to owners, assisting owners to lease public areas and public facilities to third parties. The Group has further tapped the value of community resources and enhanced cooperation with strategic supplies to increase the rate of community resource utilisation on an ongoing basis. For the year ended 31 December 2022, revenue from community resources value-added services amounted to RMB30.9 million, increasing by RMB11.2 million compared to RMB19.7 million for the year ended 31 December 2021.

Community retail and home service are mainly catered to the ever-changing demands of owners and residents, as the Group provides services such as cleaning, repair and maintenance and community business to owners and residents through its subsidiary Julin. For the year ended 31 December 2022, revenue from community retail and home service amounted to RMB36.1 million, increasing by RMB13.2 million compared to RMB22.9 million for the year ended 31 December 2021. With a primary focus on seasonal products required by owners, the Group consistently enhanced its service quality to ensure more comfort and convenience in living for owners and residents, as it reported growth in the user coverage of its services-at-doorstep and production value per residential unit.

物業銷售及協銷服務主要包括向物業開發商及業主提供物業銷售及協銷服務，協助物業開發商向居住於我們在管物業的業主及住戶推銷房產物業，受年內地產行業環境影響，市場交易規模縮減，房產服務收入下降，我們從事的停車場銷售服務亦受到影響。截至2022年12月31日止年度，物業銷售及協銷服務收入達人民幣26.0百萬元，較截至2021年12月31日止年度人民幣54.5百萬元下降人民幣28.5百萬元。

社區資源增值服務主要包括我們向業主提供的若干增值服務，協助業主出租公共區域及公共設施於第三方，本集團進一步挖掘社區資源價值，並增強戰略供方的合作，不斷提升社區資源利用率。截至2022年12月31日止年度，社區資源增值服務收入達人民幣30.9百萬元，較截至2021年12月31日止年度人民幣19.7百萬元增加人民幣11.2百萬元。

社區零售和家居服務主要圍繞業主及住戶不斷變化的需求而開展，本集團通過附屬公司桔鄰為業主及住戶提供清潔、維修保養、社區商業等服務。截至2022年12月31日止年度，社區零售和家居服務收入達人民幣36.1百萬元，較截至2021年12月31日止年度人民幣22.9百萬元增加人民幣13.2百萬元。本集團主要聚焦業主所需的季節性產品，不斷提升服務質量，使業主及住戶的生活更加舒適便捷，其中到家服務用戶覆蓋率和單戶產值均有提升。

# Management Discussion and Analysis

## 管理層討論及分析

### FINANCIAL REVIEW

#### Revenue

For the Reporting Period, revenue of the Group amounted to RMB958.6 million (2021: RMB870.4 million), representing an increase of 10.1% as compared with that of 2021. Revenue growth was primarily attributable to the Group's business expansion and the increase in GFA under management. The Group's revenue was derived from three major business lines: (i) property management services; (ii) value-added services to non-property owners; and (iii) community value-added services.

The following table sets forth a breakdown of our revenue by business line during the years indicated, both in absolute amount and as a percentage of total revenue:

### 財務回顧

#### 收入

於本報告期間，本集團實現收入人民幣958.6百萬元（2021年度：人民幣870.4百萬元），較2021年增加10.1%。其收入增長主要由於本集團業務擴張及在管面積增加所致。本集團的收入來自三條主要業務線：(i)物業管理服務；(ii)非業主增值服務；及(iii)社區增值服務。

下表載列於所示年度按業務線劃分的收入明細（以絕對金額及佔總收入的百分比列示）：

For the year ended 31 December 截至12月31日止年度					
		2022 2022年		2021 2021年	
		RMB'000 人民幣千元	Percentage 佔比	RMB'000 人民幣千元	Percentage 佔比
Property management services	物業管理服務	609,696	63.6%	507,083	58.2%
Value-added services to non-property owners	非業主增值服務	188,978	19.7%	180,914	20.8%
Community value-added services	社區增值服務	159,923	16.7%	182,425	21.0%
<b>Total</b>	<b>總計</b>	<b>958,597</b>	<b>100.0%</b>	<b>870,422</b>	<b>100.0%</b>

Property management services remained the largest source of revenue for the Group. For the year ended 31 December 2022, revenue from property management services reached RMB609.7 million, accounting for 63.6% of the Group's total revenue. The growth in revenue was attributable to the rapid growth in GFA under management. With a deepened focus on its development strategy for Zhejiang Province and Yangtze River Delta region, the Group was committed to expanding basic services for third-party customers.

物業管理服務仍是本集團的最大收入來源。截至2022年12月31日止年度，物業管理服務收入達到人民幣609.7百萬元，佔本集團總收入的63.6%。有關收入增長得益於在管建築面積快速增長。本集團深化聚焦浙江省及長三角地區發展戰略，致力於擴大第三方客戶基礎服務。

### Cost of Sales

The cost of sales of the Group is primarily comprised of (i) staff cost; (ii) security, cleaning and greening costs; and (iii) utilities and maintenance costs. For the year ended 31 December 2022, the cost of sales of the Group was RMB687.2 million, representing an increase of 20.3% as compared with 2021. This was attributable to the Group's efforts to further increase its market share, service quality, and business growth.

### Gross Profit and Gross Profit Margin

Based on the abovementioned factors, the gross profit of the Group was RMB271.4 million for the Reporting Period, representing a decrease of 9.3% as compared with RMB299.1 million in 2021. The gross profit margin decreased from 34.4% for 2021 to 28.3% in the Reporting Period.

The following table sets forth our gross profit margin by business segment for the periods:

### 銷售成本

本集團的銷售成本主要包括(i)員工成本；(ii)秩序維護、清潔及綠化成本；(iii)公用事業及維護成本等。截至2022年12月31日止年度，本集團的銷售成本為人民幣687.2百萬元，較2021年增加20.3%。此乃由於本集團為進一步提高市場份額及服務質量，和業務增長所致。

### 毛利及毛利率

基於以上原因，本集團本報告期間的毛利為人民幣271.4百萬元，較2021年人民幣299.1百萬元下降9.3%。毛利率由2021年的34.4%下降至本報告期間的28.3%。

下表載列我們於期間按業務分部劃分的毛利率：

		For the year ended 31 December 截至12月31日止年度		
		2022 2022年	2021 2021年	Change 變動
Property management services	物業管理服務	25.1%	26.4%	-1.3%
Value-added services to non-property owners	非業主增值服務	35.3%	42.3%	-7.0%
Community value-added services	社區增值服務	32.1%	48.6%	-16.5%
<b>Total</b>	<b>總計</b>	<b>28.3%</b>	34.4%	-6.1%

The Group's gross profit margin for 2022 decreased 6.1%, affected primarily by decline in domestic real estate industry environment, the average property management fee rate for property management service, geographical concentration of GFA under management and cost control ability.

Gross profit margin of value-added services to non-property owners decreased from 42.3% for the previous year to 35.3% for the year under review, reflecting decrease in the overall gross profit margin of this segment owing to higher service cost incurred by us as affected primarily by conditions of the domestic real estate industry.

本集團2022年度毛利率下降6.1%，主要受國內房地產行業環境下滑物業管理服務收取的平均物業管理費率、在管面積地理集中度及成本控制能力的影響。

非業主增值服務毛利率由上一年度42.3%下降至本年度35.3%，主要受國內房地產行業環境影響，我們付出更多的服務成本，導致此部分的整體毛利率下降。

# Management Discussion and Analysis

## 管理層討論及分析

Gross profit margin of community resources value-added services decreased from 48.6% for the previous year to 32.1% for the year as we were required to commit higher cost to obtain income owing primarily to the decline of the domestic real estate industry amidst recurring COVID-19 epidemic outbreaks and slowdown in the overall demand for services in the commercial market, resulting in decrease in gross profit margin for community resources value-added services.

### Selling and marketing expenses

The selling and marketing expenses of the Group increased from RMB14.1 million for 2021 to RMB15.9 million for the Reporting Period, representing an increase of 12.4%.

### Administrative expenses

The administrative expenses of the Group decreased from RMB146.3 million for 2021 to RMB136.0 million for the Reporting Period, representing a decrease of 7.0%, which was primarily attributable to the realignment of our organisation framework and optimisation of staff allocation to achieve cost reduction.

### Net impairment losses on trade and other receivables

The net impairment losses on trade and other receivables increased from reversal of impairment loss RMB0.7 million for 2021 to impairment loss for the Reporting Period RMB6.7 million. The increase in net impairment reflected primarily a higher amount of impairment provision for amount receivable from related parties made by the Group for prudence purposes as compared with the corresponding period of last year in view of changing credit risks owing to the ongoing decline of the property industry during the year.

### Other income

Other income increased from RMB14.5 million for 2021 to RMB34.7 million for the Reporting Period, which was primarily due to the increase in revenue from government grants and the increase in interest from guarantee contracts that we received for the benefit of our Shareholders.

### Other net gains

During the Reporting Period, the Group recorded other net gains of RMB6.5 million (2021: other net losses of RMB11.6 million), which was mainly due to the effect of foreign exchange gains (losses in 2021) and gain on disposal of subsidiary during the Reporting Period.

社區資源增值服務毛利率由上一年度48.6%下降至本年度32.1%，該部分毛利率下降主要受新冠疫情的反覆，國內房地產行業下滑以及商業市場對服務的整體需求放緩，需要投入更多的成本以獲取收益，因此導致社區資源增值服務毛利率下降。

### 銷售及營銷開支

本集團的銷售及營銷開支增加，由2021年的人民幣14.1百萬元增加12.4%至本報告期間的人民幣15.9百萬元。

### 行政開支

本集團的行政開支由2021年的人民幣146.3百萬元減少7.0%至本報告期間的人民幣136.0百萬元。主要由於我們調整組織框架，優化人員配置，節約成本開支。

### 貿易及其他應收款項減值虧損淨額

貿易及其他應收款項減值虧損淨額由2021年的減值虧損撥回人民幣0.7百萬元增加至報告期間的減值虧損人民幣6.7百萬元，減值淨額增加主要由於考慮年內地產行業持續下行導致的信用風險變化因素，本集團出於謹慎性原則，針對關聯方應收款項較去年同期計提更多減值撥備。

### 其他收入

其他收入由2021年的人民幣14.5百萬元增至本報告期間的人民幣34.7百萬元，主要由於我們取得政府補助收入增加及為了保證股東利益而獲得的擔保合同利息增加。

### 其他收益淨額

於本報告期間，本集團錄得其他收益淨額人民幣6.5百萬元（2021年：其他虧損淨額人民幣11.6百萬元），主要由於本報告期間匯兌收益（2021年虧損）及出售附屬公司收益影響。

### Finance income-net

The finance income-net of the Group increased from RMB3.2 million for 2021 to RMB8.8 million for the Reporting Period, representing an increase of 176.4%. Such increase is primarily attributable to the increase in interests income from bank deposits and interests receivables on loan receivables.

### Income tax expenses

The income tax expenses of the Group increased from approximately RMB35.4 million for 2021 to RMB37.6 million for the Reporting Period, representing a significant increase of 6.3%. The increase in income tax expenses was mainly due to the increase in profit before tax.

### Profit for the year

Based on the reasons above, the net profit of the Group during the Reporting Period was RMB125.1 million, representing an increase of 13.6% as compared with RMB110.1 million in 2021. Net profit margin was 13.0%, representing an increase of 0.4% as compared with that of 2021.

The basic and diluted earnings per share of the Company was RMB0.122 per share.

### Trade and other receivables and prepayments

As of 31 December 2022, trade and other receivables and prepayments amounted to RMB756.7 million, representing an increase by RMB307.1 million compared to RMB449.6 million as of 31 December 2021.

As of 31 December 2022, trade receivables amounted to RMB345.1 million, increasing by RMB163.8 million compared to RMB181.3 million as of 31 December 2021. The increase in trade receivables was primarily attributable to the expansion in scale of the Group's business during the year.

As of 31 December 2022, other receivables amounted to RMB368.8 million, increasing by RMB265.1 million compared to RMB103.7 million as of 31 December 2021. The increase in other receivables was primarily attributable to the Group's payment of security deposit to Dexin China Holdings Company Limited and its subsidiaries ("Dexin China Group") for acquiring of exclusive leasing and sales rights on parking spaces. For details of the transaction, please refer to the circular of the Company dated 16 September 2022.

### 融資收入淨額

本集團的融資收入淨額由2021年的人民幣3.2百萬元，增加至本報告期間人民幣8.8百萬元，增幅176.4%。該增加主要是由於銀行存款利息收入和應收貸款的應收利息增加所致。

### 所得稅開支

本集團的所得稅開支由2021年的人民幣35.4百萬元大幅增加6.3%至本報告期間的人民幣37.6百萬元，所得稅開支增加乃主要是由於稅前利潤增加所致。

### 年內利潤

基於上述原因，本集團本報告期間的利潤淨額為人民幣125.1百萬元，較2021年的人民幣110.1百萬元增長13.6%。淨利潤率為13.0%，較2021年增加0.4%。

本公司的每股基本及攤薄盈利為每股股份人民幣0.122元。

### 貿易及其他應收款項以及預付款項

截至2022年12月31日，貿易及其他應收款項以及預付款項為人民幣756.7百萬元，較截至2021年12月31日的人民幣449.6百萬元增長人民幣307.1百萬元。

截至2022年12月31日，貿易應收款項人民幣345.1百萬元，較截至2021年12月31日的人民幣181.3百萬元增長人民幣163.8百萬元。貿易應收款項的增加主要由於年內集團業務規模擴大所致。

截至2022年12月31日，其他應收款項人民幣368.8百萬元，較截至2021年12月31日的人民幣103.7百萬元增長人民幣265.1百萬元。其他應收款項的增加主要由於本集團向德信中國控股有限公司及其附屬公司（「德信中國集團」）支付保證金以獲取停車位的獨家租售權。有關交易的詳情，請查閱本公司日期為2022年9月16日之通函。



# Management Discussion and Analysis

## 管理層討論及分析

### Trade and other payables

Trade payables include mainly amounts payable for commodities or services in the ordinary course of business, including procurement of external labour service, materials and energy. Other payables include amounts received on behalf of other parties on a temporary basis, deposits received and other expenses payables. As at 31 December 2022, the Group's trade and other payables amounted to RMB329.2 million, increasing by 31.9% compared to RMB249.6 million as at 31 December 2021, which was primarily attributable to the Group's business expansion and the increase in service subcontracting to independent third-party service providers following the growth of GFA under management.

### LIQUIDITY AND CAPITAL RESOURCES

The Group pursues a prudent treasury management policy, and actively manages its liquidity position to cope with any demands for capital for daily operation and future development. Also, the Group actively reviews and manages its capital structure on a regular basis to maintain the advantages and security of a strong capital position and adjust the capital structure in response to changes in economic conditions.

The Group's principal sources of liquidity come from the proceeds from our business operations. The majority of the Group's cash and cash equivalents are denominated in RMB, which amounted to RMB209.9 million as at 31 December 2022, representing a decrease of 72.1% from the cash and cash equivalents as well as restricted fund of RMB750.8 million as at 31 December 2021.

As of 31 December 2022, the Group's current ratio (current assets divided by current liabilities) was 1.8 times (31 December 2021: 3.2 times).

As of 31 December 2022, the Group's bank borrowings amounted to RMB55.0 million (31 December 2021: nil) and the gearing ratio (total borrowings divided by total equity) was 0.07 (31 December 2021: nil).

### Foreign exchange risk

Substantially all of the Group's revenues and expenditures are denominated in RMB. As of 31 December 2022, the Group has not entered into any hedging transaction. The Group manages its foreign exchange risk by closely monitoring the movement of the foreign exchange rates and will consider hedging significant foreign currency exposure should the need arise.

### 貿易及其他應付款項

貿易應付款主要為日常業務過程中購買商品或服務而應付的款項，包括對外勞務、材料及能源的採購。其他應付款包括暫時代收、已收保證金及其他應付開支。於2022年12月31日，本集團貿易及其他應付款項人民幣329.2百萬元，較2021年12月31日的人民幣249.6百萬元增長31.9%，主要由於在管建築面積增加導致本集團業務規模擴張及將更多服務分包予獨立第三方服務提供商所致。

### 流動資金及資本資源

本集團奉行審慎的庫務管理政策，並積極管理其流動資金狀況，以應付日常營運及任何未來發展的資金需求。此外，本集團定期積極檢討及管理其資本結構，以維持強大的資本狀況的優勢及安全性，並根據經濟狀況的變動調整資本結構。

本集團流動資金的主要來源為業務經營所得款項。本集團的現金及現金等價物大部分為人民幣，於2022年12月31日達人民幣209.9百萬元，較2021年12月31日現金及現金等價物以及受限資金為人民幣750.8百萬元減少72.1%。

截至2022年12月31日，本集團的流動比率（流動資產／流動負債）為1.8倍（2021年12月31日：3.2倍）。

截至2022年12月31日，本集團銀行借款人民幣55.0百萬元（2021年12月31日為零），且資本負債比率（借款總額除以權益總額）為0.07（2021年12月31日為零）。

### 外匯風險

本集團的絕大部分收入和支出均以人民幣計值。截至2022年12月31日，本集團並未訂立任何對沖交易。本集團透過密切監察外匯匯率變動管理外匯風險，必要時亦會考慮對沖重大外匯敞口。

### CAPITAL COMMITMENTS

As of 31 December 2022, the Group did not have any capital commitments contracted for but not provided for.

### CONTINGENT LIABILITIES AND PLEDGE OF ASSETS

As of 31 December 2022, the Company, its subsidiaries and associates did not pay for any financial guarantees, provide guarantees or mortgage for loans, nor have other significant contingent liabilities.

### SIGNIFICANT INVESTMENTS, MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

On 21 December 2021, Hangzhou Junde (a wholly-owned subsidiary of the Company), Deqing Xinhan and Hangzhou Kaichuan entered into an equity transfer agreement, pursuant to which Hangzhou Junde agreed to acquire 39.2% of the equity capital of Hangzhou Kaichuan together with the shareholders' loan (in the amount of RMB9.8 million) for a total consideration of RMB15.7 million from Deqing Xinhan, which was registered in relation to the transfer of equity interests of Hangzhou Kaichuan on 7 April 2022. On 26 October 2022, Hangzhou Junde (a wholly-owned subsidiary of the Company) entered into an equity transfer agreement, pursuant to which Hangzhou Junde agreed to dispose its interest in Hangzhou Kaichuan at a consideration of RMB5.88 million to an independent third party. As at 31 December 2022, the shareholders' loan was fully repaid and the disposal was completed.

On 20 October 2022, Dexin Shengquan Property Services Co., Ltd. transferred its 100% equity interest in Hangzhou Rongyun Business Service Co., Ltd. to Dexin Holding Group Limited for an amount of RMB1.0 million. As at 31 December 2022, the transaction was completed.

On 26 October 2022, Hangzhou Rongyun Business Services Co., Ltd, a wholly owned subsidiary of the Company, entered into the disposal agreement with, among others, an independent third party to dispose 100% equity interest in Hangzhou Rongyun Business Services Co., Ltd and the benefit of the aggregate amount outstanding and owing by Hangzhou Rongyun Business Services Co., Ltd to the Group at a consideration of approximately RMB968,000. The disposal was completed on 26 October 2022 and the Group ceased to hold any interest in Hangzhou Rongyun Business Services Co., Ltd accordingly.

### 資本承擔

截至2022年12月31日，本集團概無任何已訂約但並無計提撥備之資本承擔。

### 或然負債及抵押資產

截至2022年12月31日，本公司、其附屬公司及聯營公司並無支付任何財務擔保、為貸款提供擔保或按揭，亦無其他重大或然負債。

### 重大投資、重大收購及出售附屬公司、聯營公司及合營企業

於2021年12月21日，杭州駿德（本公司全資附屬公司）、德清信瀚及杭州凱川訂立股權轉讓協議，杭州駿德同意向德清信瀚收購杭州凱川的39.2%股本連同人民幣9.8百萬元的股東貸款，總代價為人民幣15.7百萬元，該事項於2022年4月7日就轉讓杭州凱川的股權進行登記。於2022年10月26日，杭州駿德（本公司全資附屬公司）訂立股權轉讓協議，據此，杭州駿德同意向一名獨立第三方出售其於杭州凱川的權益，代價為人民幣5.88百萬元。於2022年12月31日，股東貸款已悉數償還及出售已經完成。

於2022年10月20日，德信盛全物業服務有限公司將擁有杭州融運商務服務有限公司100%股權以人民幣1.0百萬元金額轉讓給德信控股集團有限公司。於2022年12月31日，已完成該交易。

於2022年10月26日，杭州融運商務服務有限公司（本公司全資附屬公司）與（其中包括）一名獨立第三方訂立出售協議，以出售杭州融運商務服務有限公司的100%股權及杭州融運商務服務有限公司結欠本集團的尚未償還總金額的利益，代價約為人民幣968,000元。出售事項已於2022年10月26日完成，因此本集團不再持有杭州融運商務服務有限公司的任何權益。

# Management Discussion and Analysis

## 管理層討論及分析

### FUTURE PLANS FOR MATERIAL INVESTMENTS

The Group intends to utilise part of the net proceeds raised from the listing to acquire or invest in other property management companies as part of our strategies to expand our business scale and market share. As of the date of this report, the Group did not have any other future plans for material investments or acquisition of capital assets.

### SIGNIFICANT EVENTS AFTER THE END OF THE REPORTING PERIOD

As of 31 December 2022, there was no significant event for the Company, its subsidiaries or associates after the end of the Reporting Period.

### EMPLOYEE AND REMUNERATION POLICY

As of 31 December 2022, the Group had a total of 2,815 employees (31 December 2021: 2,908 employees), of which the number of male and female employees are 1,472 and 1,343, respectively (accounted for 52.3% and 47.7% respectively), the overall headcount of the Company remained stable.

For the year ended 31 December 2022, the Group's staff cost amounted to approximately RMB305.0 million. the Group's employee remuneration policy has been determined by reference to factors including remuneration rates of the local markets, overall remuneration rates of the industry, inflation, corporate operational efficiency and staff performance, among others. We offer competitive remuneration packages to employees. The Group also contributes to social security insurance for its employees in Mainland China, including medical insurance, work-related injury insurance, retirement insurance, maternity insurance, unemployment insurance and housing provident funds in accordance with pertinent PRC laws and regulations. The Board reviews its remuneration policy, including the level and structure of remuneration, from time to time. The Group conducts employee performance appraisal on an annual/quarterly basis, the results of which are adopted for assessment regarding annual/quarterly salary adjustment, promotion, reward and commendation.

### 重大投資的未來計劃

本集團擬將部分上市所籌集的所得款項淨額用於收購或投資其他物業管理公司，作為我們擴大業務規模及市場份額策略的一部分。截至本報告日期，本集團並無任何其他重大投資或收購資本資產的未來計劃。

### 本報告期末後重大事項

截至2022年12月31日，本公司、其附屬公司及聯營公司並無任何期末後重大事項。

### 僱員及薪酬政策

截至2022年12月31日，本集團有2,815名僱員（2021年12月31日：2,908名僱員），其中男女僱員人數分別為1,472及1,343（分別佔52.3%及47.7%）名，本公司整體員工人數保持穩定。

截止2022年12月31日止年度，本集團的員工成本約為人民幣305.0百萬元。本集團僱員薪酬政策乃參考當地市場的薪酬標準、行業的整體薪酬標準、通脹水平、企業營運效率及僱員表現等因素而釐定。我們向僱員提供具有競爭力的薪酬待遇，本集團根據中國有關法規為中國內地僱員繳納社會保險，包括醫療保險、工傷保險、養老保險、生育保險、失業保險及住房公積金。董事會將會不定時探討薪酬政策，包括薪酬水平及薪酬結構。本集團每年／季度對僱員進行一次績效考核，考核結果用作年度／季度薪金及晉升、評獎評優的評估。

The Group places a strong emphasis on the standards of talents, as it formulates comprehensive internal staff training programmes on a regular basis, organised by way of a combination of online and offline formats to meet the needs of staff under different learning scenarios. Online training is facilitated through a learning map set up to deliver job position-specific courses covering all ranks from junior staff to senior management, while tools such as mobile learning platforms and video conferencing are employed to meet learning requirements subject to different timing and space. Offline training is organised mainly by way of training camps for key talents, in which different types of talents compatible with the Company's business development are swiftly trained through a combination of learning and practice sessions based on talent stocktaking and job competence models, as a dynamic mechanism underpinned by "stocktaking — movement — development" has been formed. To expand its team of back-up talents, the Group has entered into cooperation in designated training with Zhejiang Shuren University and other colleges to develop talents of the new generation. Well-experienced staff have been appointed as mentor to provide bespoke training and counseling during new staff induction and training of back-up personnel. This arrangement has safeguarded the ability of junior staff to perform their duties and enhanced the management level of management officers at all grades, thereby providing timely and effective support for the Group's business development. Moreover, the Group has established an occupational safety and health system and implemented the GB/T45001 — 2020/ISO 45001: 2018 occupational health and safety management system and provides workplace safety training to employees on a regular basis to enhance their awareness for work safety.

### Parking Space Leasing and Sales Agency Services

On 9 June 2022, the Company entered into the Parking Space Leasing and Sales Agency Services Framework Agreement (the "**Parking Space Leasing and Sales Agency Services Framework Agreement**") with Dexin China, pursuant to which, the Group will provide exclusive parking spaces sales and leasing agency services in respect of the target parking spaces to Dexin China Group (the "**Parking Space Leasing and Sales Agency Services**").

The initial term of the Parking Space Leasing and Sales Agency Services Framework Agreement commenced from the date on which it is considered and approved at the extraordinary general meeting dated 11 October 2022 to 31 December 2024, which may be renewed as the parties may mutually agree, subject to compliance with the requirements under Chapter 14A of the Listing Rules and all other applicable laws and regulations.

本集團共識人才標準，定期為僱員制定全面的內部員工培訓計劃，培訓組織形式通過線上與線下融合，滿足員工不同學習場景下的需求。線上通過學習地圖設置覆蓋從基層到高層的崗位學習課程，並借助移動學習平台、視訊會議等工具滿足不同時間、空間的學習需求。線下圍繞各類關鍵人才特訓營，基於人才盤點與崗位能力模型，通過訓戰結合的形式快速培養符合公司業務發展的各類人才，並形成「盤點 — 流動 — 發展」的動態機制。為擴大後備人才隊伍，本集團與浙江樹人大學等院校建立定向培養合作，儲備新生代人才。在新員工入職培訓和儲備人才培養過程中，指派經驗豐富的員工擔任導師，為其提供定製的培訓和輔導，保障了基層員工的履職能力，提升了各級管理幹部的管理水準，為本集團業務發展提供了及時有效的支撐。此外，本集團已建立職業安全和衛生制度，實施GB/T45001—2020/ISO 45001：2018職業健康安全管理体系及定期向僱員提供工作場所安全培訓，以提高工作安全意識。

### 車位租售業務代理服務

於2022年6月9日，本公司與德信中國訂立車位租售業務代理服務框架協議（「**車位租售業務代理服務框架協議**」），據此，本集團將向德信中國集團就目標車位提供車位銷售及租賃業務獨家代理服務（「**車位租售業務代理服務**」）。

車位租售業務代理服務框架協議的初始期限自2022年10月11日的股東特別大會審議及批准之日起至2024年12月31日止，其於遵守上市規則第14A章的規定以及所有其他適用法律及法規的前提下，可由訂約各方共同協定的方式續期。

# Management Discussion and Analysis

## 管理層討論及分析

The amount received in respect of the Parking Space Leasing and Sales Agency Services under the Parking Space Leasing and Sales Agency Services Framework Agreement for the year ended 31 December 2022 income was RMB8 million. In addition, the Company paid deposits of RMB250 million to Dexin China for the parking spaces sales and leasing agency during the year.

The deposits charged for the parking spaces sales and leasing agency of the Company regarding the annual cap in respect of the Parking Space Leasing and Sales Agency Services Framework Agreement for the year ended 31 December 2022 and each of the two years ending 31 December 2024 is RMB250 million, RMB300 million and RMB300 million, respectively. Therefore, the deposit amount paid in respect of the Parking Space Leasing and Sales Agency Services under the Parking Space Leasing and Sales Agency Services Framework Agreement for the year ended 31 December 2022 has not exceeded the annual cap for the year ended 31 December 2022 under the Parking Space Leasing and Sales Agency Services Framework Agreement. For details of the transaction, please refer to the announcement of the Company dated 9 June 2022 and the circular of the Company dated 16 September 2022.

### Loan Agreement With Hangzhou Ruiyang

On 16 December 2022, Shanghai Xuquan Trading Co., Ltd.\* (上海栩全商貿有限公司), an indirect wholly-owned subsidiary of the Company as the lender, entered into a loan agreement with Hangzhou Ruiyang Supply Chain Management Co., Ltd.\* (杭州瑞揚供應鏈管理有限公司), a business partner of the Company, and an independent third party as the borrower. Pursuant to the loan agreement, the lender has agreed to advance to the borrower a loan in the principal amount of up to RMB315 million, bearing an interest rate of 8% per annum and secured by the Charged Assets. For the details of the loan, please refer to the announcements of the Company dated 16 December 2022 and 22 March 2023.

截至2022年12月31日止年度，根據車位租售業務代理服務框架協議收取有關車位租售業務代理服務的收入金額為人民幣8百萬元。此外，於本年度本公司向德信中國支付車位租售代理保證金人民幣250百萬元。

有關截至2022年12月31日止年度以及截至2024年12月31日止兩個年度各年的車位租售業務代理服務框架協議的年度收取本公司車位租售代理保證金上限分別為人民幣250百萬元、人民幣300百萬元及人民幣300百萬元。因此，根據租售業務代理服務框架協議，截至2022年12月31日止年度支付有關車位租售業務代理服務保證金的金額並無超過車位租售業務代理服務框架協議中截至2022年12月31日止年度之年度上限。有關交易的詳情，請查閱本公司日期為2022年6月9日之公告及本公司日期為2022年9月16日之通函。

### 與杭州瑞揚訂立的貸款協議

於2022年12月16日，上海栩全商貿有限公司（為本公司的間接全資附屬公司）（作為貸款人）與杭州瑞揚供應鏈管理有限公司（為本公司的業務夥伴及一名獨立第三方）（作為借款人）訂立貸款協議。根據貸款協議，貸款人同意向借款人墊付本金額最高人民幣315百萬元的貸款，按年利率8%計息並由抵押資產質押。有關貸款的詳情，請查閱本公司日期為2022年12月16日及2023年3月22日的公告。

# Biographical Details of Directors and Senior Management

## 董事及高級管理層履歷詳情

Herebelow are the brief profiles of the Directors and senior management of the Company during the year ended 31 December 2022.

以下是本公司截至2022年12月31日止年度的董事及高級管理人員簡介。

### EXECUTIVE DIRECTORS

### 執行董事

**Mr. Hu Yiping (胡一平)**, aged 56, was appointed as our Director on 22 October 2020 and was re-designated as our executive Director and appointed as the chairman of our Board on 31 December 2020. He is responsible for the overall operational management of business development and strategic planning of our Group. Mr. Hu served as executive director of Shengquan Property from March 2004 to December 2004 and consecutively served as the executive director, the chairman of the board and the director from April 2013 to September 2020, primarily responsible for its major business decisions.

**胡一平先生**，56歲，於2020年10月22日獲委任為董事及於2020年12月31日調任為執行董事，並獲委任為董事長。其負責本集團業務發展的整體運營管理及戰略規劃。胡先生於2004年3月至2004年12月擔任盛全物業執行董事，並於2013年4月至2020年9月先後擔任執行董事、董事長兼董事，主要負責重大業務決策。

Mr. Hu has over 25 years of experience in the PRC real estate industry and property management. From January 1987 to August 1995, Mr. Hu worked at Deqing County Construction Surveying Design Studio (德清縣建築勘察設計所), a PRC government authority responsible for planning of urban and rural development and construction, where he consecutively served as a technician for the survey and design office, the assistant engineer and the engineer mainly responsible for design work. He established Dexin Real Estate Group Co., Ltd. (德信地產集團有限公司) (formerly known as Zhejiang Dexin Real Estate Co., Ltd. (浙江德信置業有限公司) and Deqing County Real Estate Co., Ltd (德清縣中房置業有限公司)) in September 1995 and has been the director and chairman of the board of directors of since then, mainly responsible for its overall development, investment strategies and major business decisions. He has been an executive director and the chairman of the board of Dexin China since August 2018, primarily responsible for its overall development, investment strategies and major business decisions.

胡先生在中國房地產行業和物業管理方面擁有超過25年的經驗。胡先生於1987年1月至1995年8月在德清縣建築勘察設計所(負責城市和農村發展與建設規劃的中國政府機構)工作，並在該院先後擔任勘察設計處技術員、助理工程師及主要負責設計工作的工程師。其於1995年9月成立德信地產集團有限公司(前稱浙江德信置業有限公司及德清縣中房置業有限公司)，自此一直擔任董事及董事長，主要負責整體發展、投資戰略及重大業務決策。自2018年8月以來，其一直擔任德信中國的執行董事及董事長，主要負責整體發展、投資戰略以及重大業務決策。

Mr. Hu graduated from Zhejiang School of Construction (浙江省建築工業學校) in the PRC in January 1987 with a diploma's degree in civil engineering specialty, and from Zhejiang Yucai Workers' University (浙江育才職工大學) in the PRC in June 1995 with an associate's degree in architecture. He obtained his bachelor's degree in financial management (online course) from Tianjin University (天津大學) in the PRC in 2013 and obtained his executive master of business administration (EMBA) from Xiamen University (廈門大學) in the PRC in September 2018. He obtained a qualification for senior economist (高級經濟師) issued by Zhejiang Human Resources and Social Security Department (浙江省人力資源和社會保障廳) in December 2007. He also obtained a qualification for engineer issued by Huzhou Personnel Department (湖州市人事局) in September 1996. Currently, Mr. Hu is the president of Zhejiang Real Estate Industry Association (浙江省房地產協會) and the chairman of Huzhou Chamber of Commerce in Hangzhou (杭州市湖州商會).

胡先生於1987年1月畢業於中國浙江省建築工業學校，獲得工民建專業中專學歷，並於1995年6月畢業於中國浙江育才職工大學，獲得建築學大專學歷。其亦於2013年獲得中國天津大學財務管理(在線課程)本科學歷，於2018年9月獲得中國廈門大學高級管理人員工商管理碩士學位(EMBA)。其於2007年12月獲得浙江省人力資源和社會保障廳頒發的高級經濟師資格。其亦於1996年9月獲得湖州市人事局頒發的工程師資格。胡先生現為浙江省房地產協會會長及杭州市湖州商會會長。

## Biographical Details of Directors and Senior Management 董事及高級管理層履歷詳情

**Mr. Tang Junjie (唐俊傑)**, aged 48, was appointed as our Director on 22 October 2020 and was re-designated as our executive Director and appointed as our president on 31 December 2020. He is responsible for the formulation and implementation of the business strategy, annual operation planning and financial planning of our Group. Mr. Tang joined our Group as the chairman of the board and general manager of Shengquan Property in November 2018 where he was primarily responsible for the formulation and implementation of the business strategy, annual operation and financial planning.

Prior to joining our Group, Mr. Tang worked at Wenzhou Planning Bureau of Zhejiang Province (浙江省溫州市規劃局) (now known as Wenzhou Natural Resources and Planning Bureau (溫州市自然資源和規劃局)), where he served various positions from August 1996 to January 2013, the deputy division chief of the municipal office, primarily responsible for urban comprehensive transportation system, urban planning and engineering approval, and the deputy director-general of Longwan Branch, where he was mainly responsible for detailed planning of the city and construction engineering approval. From January 2013 to March 2018, he worked at Wenzhou High and New Technology Industrial Development Zone (溫州市高新技術產業開發區), where he consecutively served as the deputy director and the director of the land planning office at the Management Committee of the Science and Technology Park of Wenzhou High-Tech Zone (溫州市高新區科技園管委會), where he was mainly responsible for land use planning and management and urban management; the division chief at the Industrial Planning Division of Wenzhou High-Tech Zone (溫州市高新區產業規劃處), where he was mainly responsible for strategic planning of the management committee and investment and operation of the high-tech industries; the director-general of the Planning and Construction of Wenzhou South Zhejiang Science and Technology City (溫州市浙南科技城規劃建設局), where he was mainly responsible for land development and utilization, spatial planning, implementation and management of the construction projects. From March 2018 to October 2020, he worked at Dexin Holdings as assistant to the chairman of the board, where he was mainly responsible for strategic investment and operation of the property management sector.

**唐俊傑先生**，48歲，於2020年10月22日獲委任為董事及於2020年12月31日調任為執行董事，並獲委任為總裁。其負責本集團業務策略、年度運營及財務計劃的制定與實施。唐先生於2018年11月加入本集團，擔任盛全物業董事長兼總經理，主要負責業務策略、年度運營及財務計劃的制定與實施。

於加入本集團之前，於1996年8月至2013年1月，唐先生曾在浙江省溫州市規劃局(現稱溫州市自然資源和規劃局)工作並擔任多個職務，即擔任市政處的副處長，主要負責城市綜合交通體系、城市規劃與工程審批；擔任龍灣分局副局長，主要負責城市具體規劃與建築工程審批。其於2013年1月至2018年3月在溫州市高新技術產業開發區工作，相繼在溫州市高新區科技園管委會國土規劃辦擔任副主任及主任，主要負責土地使用規劃及管理及城市管理；在溫州市高新區產業規劃處擔任處長，主要負責管理委員會的戰略規劃及高新產業的投資與經營；擔任溫州市浙南科技城規劃建設局局長，主要負責土地開發與利用、空間規劃、建設項目的實施與管理。其於2018年3月至2020年10月在德信控股工作，擔任董事長助理，主要負責物業管理部門的戰略投資及運營。

## Biographical Details of Directors and Senior Management 董事及高級管理層履歷詳情

Mr. Tang obtained his bachelor's degree in civil engineering and architectural engineering from Zhejiang University (浙江大學) in the PRC in July 1996. He obtained his master's degree in public administration from Tongji University (同濟大學) in the PRC in November 2005. Mr. Tang was awarded as the "2019 Top 100 China Property Manager" (2019中國物業經理人100強) in 2019, "2020 Top 50 China Property Manager Election of the Yangtze River Delta Region (the Fourth)" (2020(第四屆)中國物業經理人評選長三角50強) in December 2020 and "Top 30 Property CEO of the Year in China" (中國物業年度CEO30強) in December 2021. Mr. Tang obtained a qualification for Engineer of Urban Planning (城市規劃工程師) issued by Wenzhou Engineering Technician Position Second Review Committee (溫州市工程技術人員職務第二評審委員會) in November 2001. Mr. Tang obtained a qualification for Registered Urban Planner (註冊城市規劃師) issued by MOHURD in January 2014. Mr. Tang is currently the director of China Property Management Association, Vice President of Hangzhou Property Management Association and Vice President of Wenzhou Chamber of Commerce.

**Ms. Zhu Xiaoli (朱曉莉)**, aged 46, joined our Group in August 2016 as the assistant to the general manager of Shengquan Property. Ms. Zhu was appointed as our Director on 22 October 2020 and was re-designated as our executive Director on 31 December 2020. She served as chief financial officer of the Company from 1 October 2021 to 21 July 2022. She is responsible for business of business development centre, assisting the president in managing the value-added business in community.

Ms. Zhu has over 18 years of experience in auditing and financing. Prior to joining our Group, from July 2002 to April 2005 and from May 2005 to November 2011, she worked consecutively at Zhejiang Wenhua Auction Co., Ltd. (浙江文華拍賣有限公司), an auction company, and Zhejiang Wenhua Holding Co., Ltd. (浙江文華控股有限公司), an asset management company, where she served as financial manager mainly responsible for the overall management of the accounting department. From December 2011 to May 2014, she worked at Zhong'an Group Co., Ltd. (眾安集團有限公司), a company principally engaged in real estate development, hotel and restaurant management and investment consulting, where she worked as the financial and audit supervisor of audit department mainly responsible for the overall auditing of the company and its subsidiaries, inspection and supervision of execution of the financial regulations. From June 2014 to August 2016, she worked at Dexin Holdings as the audit manager, where she was mainly responsible for assisting person in charge of the audit risk control center with auditing system, auditing process and annual auditing plan.

唐先生於1996年7月獲得中國浙江大學土木工程學建築工程專業學士學位。其於2005年11月獲得中國同濟大學公共管理碩士學位。唐先生於2019年榮獲「2019中國物業經理人100強」，於2020年12月榮獲「2020(第四屆)中國物業經理人評選長三角50強」，於2021年12月榮獲「中國物業年度CEO30強」。唐先生於2001年11月獲得溫州市工程技術人員職務第二評審委員會頒發的城市規劃工程師資格。於2014年1月獲得住建部頒發的註冊城市規劃師資格。唐先生為現任中國物業管理協會理事，杭州市物業管理協會副會長、溫州商會副會長。

**朱曉莉女士**，46歲，2016年8月加入本集團，擔任盛全物業總裁助理。朱女士於2020年10月22日獲委任為董事及於2020年12月31日調任為執行董事。彼亦於2021年10月1日至2022年7月21日擔任本公司首席財務官。其負責產業孵化中心業務，以及協助總裁分管社區增值業務。

朱女士擁有超過18年的審計和財務經驗。於加入本集團之前，2002年7月至2005年4月以及2005年5月至2011年11月，其先後在浙江文華拍賣有限公司(一間拍賣公司)及浙江文華控股有限公司(一間資產管理公司)工作，其曾擔任財務經理，主要負責會計部門的整體管理。其於2011年12月至2014年5月在眾安集團有限公司工作，擔任審計部財務及審計主管，主要負責該公司及其附屬公司的綜合審計工作、檢查及監督財務監管工作的實施，而該公司主要從事房地產開發、酒店及飯店管理及投資諮詢。其於2014年6月至2016年8月在德信控股工作，擔任審計經理，主要負責向審計風險控制中心的負責人提供審計制度、審計流程及年度審計計劃方面的協助。



## Biographical Details of Directors and Senior Management 董事及高級管理層履歷詳情

Ms. Zhu obtained her bachelor's degree in economics from Zhejiang Academy of Finance & Economics (浙江財經學院) (now known as Zhejiang University of Finance & Economics (浙江財經大學)) in the PRC in July 1999. Ms. Zhu obtained her bachelor's degree in civil engineering (engineering management) from Zhejiang University (浙江大學) in the PRC through distance learning in February, 2017.

朱女士於1999年7月自中國浙江財經學院(現為浙江財經大學)獲得經濟學士學位。朱女士於2017年2月透過遠程教育自中國浙江大學獲得土木工程(工程管理方向)學士學位。

### INDEPENDENT NON-EXECUTIVE DIRECTORS

**Mr. Jia Shenghua (賈生華)**, aged 61, was appointed as our independent non-executive Director on 21 June 2021 and is primarily responsible for providing independent advice on the operations and management of our Group.

### 獨立非執行董事

**賈生華先生**，61歲，於2021年6月21日獲委任為獨立非執行董事，主要負責就本集團的運營及管理提供獨立意見。

Mr. Jia served as a lecturer from July 1989 to July 1991 and as an associate professor from September 1991 to February 1995 at School of Economics and Management of Northwest Agricultural University (西北農業大學), where he was primarily engaged in teaching and research of land economic management. From March 1995 to November 1996, he worked as an associate professor at School of Business Administration of Zhejiang University (浙江大學) and has been a professor since December 1996 and tutor of doctoral students since December 1999.

賈先生於1989年7月至1991年7月擔任西北農業大學經濟管理學院的講師，自1991年9月至1995年2月擔任副教授，其主要從事土地經濟管理的教學及研究。其於1995年3月至1996年11月在浙江大學工商管理學院擔任副教授，自1996年12月起擔任教授及自1999年12月起擔任博士生導師。

## Biographical Details of Directors and Senior Management 董事及高級管理層履歷詳情

In addition to the working experience above, Mr. Jia has been serving as independent director or independent non-executive director of the following listed companies:

除上述工作履歷外，賈先生現任以下上市公司獨立董事或獨立非執行董事職務：

Period of service 服務年期	Name of company 公司名稱	Principal business, place of listing and stock code 主要業務、上市地及股份代號	Position(s) 職位
Since June 2006 自2006年6月起	Greentown China Holdings Limited (綠城中國控股有限公司)	A real estate company listed on the Main Board of the Stock Exchange (stock code: 3900) 一家於聯交所主板上市的房地產公司(股份代號：3900)	Independent non-executive director, a member of the remuneration committee and the nomination committee, and the chairman of the remuneration committee 獨立非執行董事、薪酬委員會及提名委員會成員以及薪酬委員會主席
Since May 2015 自2015年5月起	Hangzhou Binjiang Real Estate Group Co., Ltd. (杭州濱江房產集團股份有限公司)	A real estate company listed on the Shenzhen Stock Exchange (stock code: 002244) 一家於深圳證券交易所上市的房地產公司(證券代碼：002244)	Independent director 獨立董事
Since December 2018 自2018年12月起	Nacity Property Service Group Co., Ltd. (南都物業服務集團股份有限公司)	A property management company listed on the Shanghai Stock Exchange (stock code: 603506) 一家於上海證券交易所上市的物業管理公司(證券代碼：603506)	Independent director 獨立董事
Since June 2021 自2021年6月起	Cosmos Group Co., Ltd. (廣宇集團股份有限公司)	A real estate company listed on the Shenzhen Stock Exchange (stock code: 002133) 一家於深圳證券交易所上市的房地產公司(證券代碼：002133)	Independent director 獨立董事

## Biographical Details of Directors and Senior Management 董事及高級管理層履歷詳情

Mr. Jia obtained his bachelor's degree in agricultural economics and management from the Northwest A&F University (西北農學院) in the PRC in July 1983. He obtained his doctor's degree through successive postgraduate and doctoral program in agricultural economics and management from the Northwest Agricultural University (西北農業大學) in the PRC in July 1989. He has been a director of Zhejiang University Property Research Center (浙江大學房地產研究中心) since December 2000. Mr. Jia was a director and shareholder of Anji Zhejiang University Young Professor Science and Technology Pioneer Park Co., Ltd. (安吉浙大青年教授科技創業園有限公司) whose business license was revoked on 27 December 2013. He confirmed that, to the best of his knowledge and belief, as of the date of this annual report, no claims had been made against him and he was not aware of any threatened or potential claims made against him and there are no outstanding claims and/or liabilities as a result of the revocation of the above company.

**Mr. Rui Meng (芮萌)**, aged 55, was appointed as our independent non-executive Director on 21 June 2021 and is primarily responsible for providing independent advice on the operations and management of our Group. He has been a Professor in Accounting since January 2012 and a Parkland Chair in Finance (鵬瑞集團金融學教席教授) since March 2019 at China Europe International Business School (中歐國際工商學院). From October 2015 to October 2019, he served as the Zhongkun Group Chair in Finance (中坤集團金融學教席教授) at China Europe International Business School.

賈先生於1983年7月獲得中國西北農學院農業經濟與管理學士學位。其通過碩博連讀課程於1989年7月獲得中國西北農業大學農業經濟與管理博士學位。其自2000年12月起擔任浙江大學房地產研究中心主任。賈先生曾為安吉浙大青年教授科技創業園有限公司的董事及股東，該公司的營業執照於2013年12月27日被吊銷。其確認，據其所深知及確信，截至本年報日期，未對其提出任何申索且其並不知悉任何針對其的申索威脅或潛在申索且並無由於上述公司的註銷導致的未決申索及／或負債。

**芮萌先生**，55歲，於2021年6月21日獲委任為獨立非執行董事，主要負責就本集團的運營及管理提供獨立意見。彼自2012年1月起擔任中歐國際工商學院的會計學教授及自2019年3月起擔任鵬瑞集團金融學教席教授。於2015年10月至2019年10月，彼於中歐國際工商學院擔任中坤集團金融學教席教授。

# Biographical Details of Directors and Senior Management

## 董事及高級管理層履歷詳情

In addition to the working experience above, Mr. Rui served or has been serving as independent director or independent non-executive director of the following listed companies:

除上述工作履歷外，芮先生曾任或現任以下上市公司獨立董事或獨立非執行董事職務：

Period of service 服務年期	Name of company 公司名稱	Principal business, place of listing and stock code 主要業務、上市地及股份代號	Position(s) 職位
From November 2014 to May 2020 2014年11月至2020年5月	Shanghai Winner Information Technology Co., Inc. (上海匯納科技股份有限公司)	A technological company listed on the Shenzhen Stock Exchange (stock code: 300609) 一家於深圳證券交易所上市的科技型公司(證券代碼: 300609)	Independent director and the chairman of the audit committee 獨立董事及審計委員會主席
From September 2015 to September 2018 2015年9月至2018年9月	Midea Group Co., Ltd. (美的集團股份有限公司)	A technological company listed on the Shenzhen Stock Exchange (stock code: 000333) 一家於深圳證券交易所上市的科技型公司(證券代碼: 000333)	Independent director 獨立董事
From June 2015 to June 2021 2015年6月至2021年6月	COSCO Shipping Energy Transportation Co., Ltd. (中遠海運能源股份有限公司)	An energy company listed on the Main Board of the Stock Exchange (stock code: 1138) and the Shanghai Stock Exchange (stock code: 600026) 一家於聯交所主板(股份代號: 1138)及上海證券交易所(證券代碼: 600026)上市的能源公司	Independent director and a member of the audit committee 獨立董事及審計委員會成員
Since April 2017 自2017年4月起	Shang Gong Group Co., Ltd. (上工申貝(集團)股份有限公司)	A machinery company listed on the Shanghai Stock Exchange (stock code: 600843) 一家於上海證券交易所上市的機械公司(證券代碼: 600843)	Independent director 獨立董事
Since August 2017 自2017年8月起	China Education Group Holdings Limited (中國教育集團控股有限公司)	An education company listed on the Main Board of the Stock Exchange (stock code: 839) 一家於聯交所主板上市的教育機構(股份代號: 839)	Independent non-executive director and the chairman of the audit committee 獨立非執行董事及審計委員會主席
Since May 2018 自2018年5月起	Country Garden Services Holdings Company Limited (碧桂園服務控股有限公司)	A property management company listed on the Main Board of the Stock Exchange (stock code: 6098) 一家於聯交所主板上市的物業管理公司(股份代號: 6098)	Independent non-executive director and the chairman of the audit committee 獨立非執行董事及審計委員會主席
Since May 2019 自2019年5月起	Landsea Green Group Co, Ltd. (朗詩綠色集團有限公司)	A real estate company listed on the Main Board of the Stock Exchange (stock code: 106) 一家於聯交所主板上市的房地產公司(股份代號: 106)	Independent non-executive director and the chairman of the audit committee 獨立非執行董事及審計委員會主席
From June 2021 to 20 August 2021 自2021年6月起至2021年8月20日	Sichuan Languang Justbon Services Group Co., Ltd (四川藍光嘉寶服務集團股份有限公司)	A property management company listed on Main Board of the Stock Exchange (stock code: 2606). Delisted on 20 August 2021 一家於聯交所主板上市的物業管理公司(股份代號: 2606)。於2021年8月20日取消上市地位	Independent non-executive director 獨立非執行董事

## Biographical Details of Directors and Senior Management 董事及高級管理層履歷詳情

Notwithstanding Mr. Rui's engagement as an independent non-executive director of four companies listed on the Stock Exchange, as advised and confirmed by Mr. Rui, he has sufficient time to act as an independent non-executive Director based on the following:

- (i) Other than serving as Professor in Accounting at China Europe International Business School, Mr. Rui has not taken up any full time employment in any capacity except serving as an independent non-executive director in the above listed companies. With his background and experience, Mr. Rui is fully aware of the responsibilities and expected time involvements for serving as independent non-executive director. He has not found difficulties in devoting and managing his time to these companies and he is confident that with his experience in being responsible for multiple roles, he will be able to discharge his duties to our Company; and
- (ii) Mr. Rui's role in our Group is non-executive in nature and he will not be involved in the daily management of our Group's business, thus his engagement as an independent non-executive Director will not require his full-time participation.

Based on the foregoing, our Directors do not have reasons to believe that the various positions currently held by Mr. Rui will result in Mr. Rui not having sufficient time to act as an independent non-executive Director or not properly discharging his fiduciary duties as a director of our Company.

Mr. Rui obtained his bachelor's degree in international economics from the Institute of International Relations in Beijing (中歐國際工商學院) in the PRC in July 1990. He received a master of science in economics from Oklahoma State University in the United States as well as a master of business administration degree and a doctor of philosophy degree in business administration from the University of Houston in the United States in May 1993, December 1996 and August 1997, respectively. Mr. Rui has been professional designated as a Certified Financial Analyst by the Association for Investment Management and Research since September 2000 and a Financial Risk Manager by the Global Association of Risk Professionals since April 2010.

儘管芮先生擔任四家聯交所上市公司的獨立非執行董事，經芮先生告知及確認，根據下列內容，其有充足時間擔任獨立非執行董事：

- (i) 除擔任中歐國際工商學院會計學教授，芮先生除於上述上市公司擔任獨立非執行董事外並未以任何身份從事任何全職工作。憑藉其背景及經驗，芮先生深知擔任獨立非執行董事涉及的責任及預期時間。在投身入於該等公司並管理其分配在該等公司上的時間方面，其並未發現有任何困難，且其堅信，其擔任多個職務的經驗將使其能夠履行其對本公司的職責；及
- (ii) 芮先生於本集團的角色為非執行性質，彼並不會涉及本集團業務日常管理，因此，聘用彼為獨立非執行董事不須其全職參與。

基於上述，我們董事並無理由認為芮先生目前擔任的多個職位會造成彼並無充足時間擔任本公司獨立非執行董事或無法適當履行其作為董事的受信責任。

芮先生於1990年7月獲得中國中歐國際工商學院國際經濟學學士學位。其分別於1993年5月、1996年12月及1997年8月在美國俄克拉荷馬州立大學獲得經濟學理學碩士學位，並在美國休斯敦大學獲得工商管理碩士學位和工商管理哲學博士學位。自2000年9月起，芮先生獲投資管理與研究協會專業認證為註冊金融分析師，並自2010年4月起獲全球風險管理專業人士協會專業認證為金融風險管理師。

## Biographical Details of Directors and Senior Management 董事及高級管理層履歷詳情

**Mr. Yang Xi (楊熙)**, aged 42, was appointed as our independent non-executive Director on 21 June 2021 and is primarily responsible for providing independent advice on the operations and management of our Group.

From February 2008 to January 2015, he worked at Beijing Yisheng Leju Information Services Ltd. (北京怡生樂居信息服務有限公司), a real estate online to offline service provider and a company listed on New York Stock Exchange (stock code: LEJU), where he served as editor-in-chief mainly responsible for publication editing of the websites. From January 2015 to February 2019, he worked at Shanghai Weimi Business Information Consulting Co., Ltd. (上海帷米商務信息諮詢有限公司), a company primarily engaged in business information consulting, where he served as the chief operating officer mainly responsible for operation and management of the company. Since February 2019, he has been working at Beijing Zhongwuyanxie Information Technology Co., Ltd. (北京中物研協信息科技有限公司), a company primarily engaged in information technology, where he served as the general manager mainly responsible for management of the company.

Mr. Yang obtained his bachelor's degree of arts from Beijing Technology and Business University (北京工商大學) in the PRC in June 2001. Mr. Yang has been serving as the deputy secretary general of China Property Management Institute (中國物業管理協會) since July 2019. Mr. Yang was a supervisor and shareholder of Beijing Tianlun Real Estate Brokerage Co., Ltd. (北京天倫房地產經紀有限公司) whose business license was revoked on 30 December 2008. He confirmed that, to the best of his knowledge and belief, as of the date of this annual report, no claims had been made against him and he was not aware of any threatened or potential claims made against him and there are no outstanding claims and/or liabilities as a result of the revocation of the above company.

Each of our Directors has confirmed that there are no other matters relating to his/her appointment as a Director that need to be brought to the attention of our shareholders and there was no other information relating to his/her appointment which is required to be disclosed pursuant to Rule 13.51(2) of the Listing Rules.

**楊熙先生**，42歲，於2021年6月21日獲委任為獨立非執行董事，主要負責就本集團的運營及管理提供獨立意見。

其於2008年2月至2015年1月在北京怡生樂居信息服務有限公司工作，擔任總編，主要負責網站出版編輯，該公司為一家線上至線下房地產服務提供商，及一家於紐約證券交易所上市（股份代號：LEJU）的公司。其於2015年1月至2019年2月在上海帷米商務信息諮詢有限公司工作，擔任首席運營官，主要負責該公司的運營及管理，該公司主要從事商務信息諮詢服務。自2019年2月起，其在北京中物研協信息科技有限公司工作，擔任總經理，主要負責該公司管理，該公司主要從事信息技術業務。

楊先生於2001年6月獲得中國北京工商大學文學學士學位。自2019年7月起，楊先生擔任中國物業管理協會副秘書長。楊先生曾為北京天倫房地產經紀有限公司的監事及股東，該公司的營業執照於2008年12月30日被吊銷。其確認，據其所深知及確信，截至本年報日期，未對其提出任何申索且其並不知悉任何針對其的申索威脅或潛在申索且並無由於上述公司的註銷導致的未決申索及／或負債。

各董事已確認，概無其他有關其獲委任為董事而需提請股東垂注的事宜，亦無其他與其獲委任有關而須根據《上市規則》第13.51(2)條予以披露的資料。

# Biographical Details of Directors and Senior Management

## 董事及高級管理層履歷詳情

### SENIOR MANAGEMENT

Our executive Directors and other members of our senior management are responsible for the day-to-day operations and management of the business of our Group. For the biographical details of our executive Directors, please refer to “Executive Directors” in this section.

**Ms. Zheng Peng (鄭鵬)**, aged 42, was appointed as the chief financial officer on 21 July 2022 and is responsible for the operation of the Group’s financial management affairs, financial system construction and overall supervision and management of financial management work. Ms. Zheng has over 17 years of experience in accounting and financial management industry. Ms. Zheng obtained a bachelor’s degree in Dongbei University of Finance and Economics (東北財經大學) in 2004.

She joined our Group in July 2017 as the finance manager of the finance department in Hangzhou region and was mainly responsible for the overall financial management of the Company in Hangzhou region. Ms. Zheng also served as the deputy director at our financial management centre (the “Centre”) in January 2020 and was mainly responsible for the Group’s budget, accounts management and financial information construction work and assisting the then chief financial officer in taking charge of financial affairs operation. She was promoted to be the deputy general manager of the Centre in March 2022 and was primarily responsible for the overall management of the Group’s general financial affairs. She was further promoted to be the general manager of the Centre in July 2022 and was responsible for the overall supervision and management of the Group’s financial matters.

Prior to joining the Company, Ms. Zheng served as an accountant in the Huangshan State Taxation Bureau (黃山國家稅務局) from April 2005 to August 2013. She also served as financial director of Hangzhou Chengnan Real Estate Property Company (杭州城南房地產物業公司) from September 2013 to June 2017 and was mainly responsible for the daily business and management of the finance department.

**Mr. Liu Yibing (劉義兵)**, aged 45, was appointed as our executive vice president in June 2015 and is primarily responsible for the operation and management of the investment development center and enterprise business department of our Group and overseeing our operations in Zhejiang district. He joined our Group as the manager of the marketing department of Shengquan Property in March 2006, primarily responsible for management of the marketing department. Mr. Liu has over 14 years of experience in property management. Prior to joining our Group, Mr. Liu worked at Hangzhou Lvheng Property Management Co., Ltd. (杭州綠恆物業管理有限公司), a property management company.

### 高級管理層

執行董事及其他高級管理層成員負責本集團業務的日常運營及管理。有關執行董事的履歷詳情，請參閱本節「執行董事」。

**鄭鵬女士**，42歲，於2022年7月21日獲委任為首席財務官及負責本集團財務管理事務運作、財務體系建設及對財務管理工作的全面監督、管理。鄭女士於會計及財務管理行業擁有逾17年經驗。鄭女士於2004年獲得東北財經大學學士學位。

彼於2017年7月加入本集團，擔任杭州地區財務部財務經理。主要負責公司杭州地區的全面財務管理工作，鄭女士亦於2020年1月擔任財務管理中心（「該中心」）副總監，主要負責本集團預算、決算管理及財務信息化建設工作，協助時任首席財務官負責財務事務運作。於2022年3月晉升為該中心副總經理，主要負責本集團財務事務的全面管理，並於2022年7月再次晉升為該中心總經理，全面負責本集團財務事務的監督及管理。

於加入本公司前，鄭女士於2005年4月至2013年8月擔任黃山國家稅務局的會計。於2013年9月至2017年6月，彼亦擔任杭州城南房地產物業公司的財務部主任主要負責財務部門的日常業務及管理。

**劉義兵先生**，45歲，於2015年6月獲委任為常務副總裁，主要負責本集團投資發展中心及商企事業部的運營及管理以及監督浙江區的運營。其於2006年3月加入本集團，擔任盛全物業營銷部經理，主要負責營銷部的管理。劉先生擁有超過14年的物業管理經驗。於加入本集團之前，劉先生於一家物業管理公司杭州綠恆物業管理有限公司工作。

## Biographical Details of Directors and Senior Management 董事及高級管理層履歷詳情

In addition, Mr. Liu served in several subsidiaries of our Group. From March 2006 to June 2015, he consecutively served as manager of the marketing department, regional manager of Hangzhou district, manager and vice general manager of Shengquan Property and as its executive deputy general manager since June 2015. Since June 2015, he also serves as the director and general manager of Zhejiang Shengquan Security Services Co., Ltd. (浙江盛全保安服務有限公司). Besides, Mr. Liu has been serving as the person in charge of several branch offices of Shengquan Property since October 2013, where he is mainly responsible for the overall operation. Mr. Liu obtained his associate's degree in tourism management from West Anhui University (皖西學院) in the PRC in July 1999.

**Mr. Chen Xin (陳昕)**, aged 40, was appointed as an assistant to the president in July 2018 and is mainly responsible for the strategic development and brand building and promotion of the listed group. He assists the president in managing the operation and quality control centre, information technology centre, and oversees the operation of the environmental company, Xier Technology, Youai Technology and Dexiao Energy Company. He joined our Group in October 2013 as the planning manager, general manager of the third business department and assistant to general manager of Shengquan Property, primarily responsible for the project named "Shengquan Youjia" (盛全優家), for building smart community platform and expanding the community business cooperation.

Prior to joining our Group, from July 2005 to April 2010, he worked at Hangzhou Dukuai Newsreader Media Co., Ltd. (杭州都快讀報人傳媒有限公司) (formally known as Hangzhou Newsreader Advertising Media Co., Ltd. (杭州讀報人廣告傳媒有限公司) and Hangzhou Newsreader E-Commerce Co., Ltd. (杭州讀報人電子商務有限公司)), a company principally engaged in commercial operation, where he served as an account manager mainly responsible for planning and organization of reader activities. From May 2010 to March 2011, he worked at Zhejiang Transportation Travel Media Co., Ltd. (浙江交通旅遊傳媒有限公司), a company principally engaged in media events planning, where he served as a planning manager of the planning department mainly responsible for advertisement design and marketing plan. From November 2011 to September 2013, he worked at Hangzhou HONYAR Electrical Co., Ltd. (杭州鴻雁電器有限公司), an architectural electric products manufacturing enterprise, where he served as the manager of the public relations department mainly responsible for brand building, corporate culture promotion and media relationship maintenance.

Mr. Chen obtained his bachelor's degree in arts from Shanghai Jiao Tong University (上海交通大學) in the PRC in July 2005.

此外，劉先生曾於本集團多個附屬公司任職。於2006年3月至2015年6月在盛全物業先後擔任營銷部經理、杭州區區域經理、經理及副總經理，及自2015年6月起擔任常務副總經理。自2015年6月起，其亦擔任浙江盛全保安服務有限公司的董事及總經理。此外，劉先生自2013年10月起一直擔任盛全物業多個分公司的負責人，主要負責整體運營。劉先生於1999年7月從中國皖西學院獲得旅遊管理大專學歷。

**陳昕先生**，40歲，於2018年7月獲委任為總裁助理，主要負責上市集團戰略發展和品牌建設與推廣，協助總裁分管運營品控中心，信息技術中心，監督環境公司、悉爾科技、尤愛科技、德曉能源公司的運營。其於2013年10月加入本集團，曾擔任第三事業部的策劃經理、總經理及盛全物業總經理助理，主要負責「盛全優家」項目，致力建立智慧社區平台及擴大社區業務合作。

在加入本集團之前，其於2005年7月至2010年4月在杭州都快讀報人傳媒有限公司(前稱杭州讀報人廣告傳媒有限公司、杭州讀報人電子商務有限公司)工作，擔任客戶經理，主要負責策劃及組織讀者活動，而該公司主要從事商業活動運營。2010年5月至2011年3月，其在浙江交通旅遊傳媒有限公司工作，擔任策劃部策劃經理，主要負責廣告創意與營銷方案，而該公司主要從事媒體活動策劃。2011年11月至2013年9月，其於杭州鴻雁電器有限公司工作，擔任公共關係部經理，主要負責品牌建設、企業文化宣傳與媒體關係維護，而該公司為一家建築電器產品製造企業。

陳先生於2005年7月從中國上海交通大學獲得文學學士學位。



## Biographical Details of Directors and Senior Management 董事及高級管理層履歷詳情

**Ms. Zhao Lixiang (趙麗湘)**, aged 44, was appointed as our chief human resources and administration officer in June 2013 and is primarily responsible for the management of human resources and administration affairs, construction of enterprise culture and development of human resources service system of our Group.

Ms. Zhao has over 21 years of experience in human resources and administration management. Prior to joining our Group, from January 2000 to December 2003, she worked at Huasheng Construction Group Co., Ltd. (華升建設集團有限公司), a company principally engaged in construction, where she served as the manager of the overseas business department mainly responsible for daily management of human resources. From January 2004 to July 2006, she worked at Zhejiang Jinke Daily Chemical Co., Ltd. (浙江金科日化原料有限公司), where she served as human resources manager mainly responsible for improvement of human resources policies and procedures and other daily affairs of human resources. From July 2006 to June 2010, she worked at Shaoxing Shangyu Jinjin Hotel Co., Ltd. (紹興市上虞金錦大酒店有限公司), where she served as the head of general manager office mainly responsible for the daily affairs of the general manager office. From July 2010 to September 2011, she served as the manager of administration and human resources department at Zhejiang Geshan Pinyue Travel Co., Ltd. (浙江歌山品悅旅業有限公司) (formally known as Zhejiang Geshan Pinyue Hotel Co., Ltd. (浙江歌山品悅大酒店有限公司)), where she was mainly responsible for the daily management of human resources and administration affairs. From October 2011 to July 2012 and from August 2012 to June 2013, she successively served as the human resources and administration director at Zhejiang Shimao Junlan Hotel Management Co., Ltd. (浙江世貿君瀾酒店管理有限公司) and Zhejiang Denghao Hotel Co., Ltd. (浙江登豪酒店有限公司), respectively, where she was mainly responsible for the daily management of human resources and administration affairs.

Ms. Zhao obtained her bachelor's degree in business management from Nankai University (南開大學) in the PRC through distance learning in July 2018. She obtained the human resources management division (Level 1) (企業人力資源管理人員一級) issued by the Occupational Skill Testing Authority of the Ministry of Human Resources and Social Security (人力資源和社會保障部職業技能鑒定中心) in November 2015.

**趙麗湘女士**，44歲，於2013年6月獲委任為人力行政總監，主要負責本集團人力資源及行政事務管理、企業文化建設及人力資源服務體系建設。

趙女士在人力資源及行政管理方面擁有超過21年的經驗。於加入本集團之前，其於2000年1月至2003年12月在華升建設集團有限公司(一家主要從事建築的公司)工作，擔任海外事業部經理，主要負責人力資源日常管理。其於2004年1月至2006年7月在浙江金科日化原料有限公司工作，擔任人力資源經理，主要負責改善人力資源政策和程序以及其他日常人力資源事務。其於2006年7月至2010年6月在紹興市上虞金錦大酒店有限公司工作，擔任總經理辦公室主任，主要負責總經理辦公室的日常事務。其於2010年7月至2011年9月擔任浙江歌山品悅旅業有限公司(原浙江歌山品悅大酒店有限公司)行政人事部經理，主要負責人力資源及行政事務的日常管理。2011年10月至2012年7月以及2012年8月至2013年6月，其先後分別擔任浙江世貿君瀾酒店管理有限公司和浙江登豪酒店有限公司的人力行政總監，主要負責人力資源及行政事務的日常管理。

趙女士通過遠程學習於2018年7月獲得中國南開大學的工商管理學士學位。其於2015年11月獲得人力資源和社會保障部職業技能鑒定中心頒發的企業人力資源管理人員一級的評級。

# Biographical Details of Directors and Senior Management

## 董事及高級管理層履歷詳情

**Mr. Wu Zhexiao**, aged 36, joined the Group in March 2021 as the general manager of the investment development centre, who is mainly responsible for the overall work of the investment development centre, including market strategic planning, capital market operation as well as the development of investment and financing business, and served as the general manager of the capital investment centre in July 2022.

Prior to joining the Group, Mr. Wu was the manager of the investment and development department of Dehua Tubao New Decoration Material Co., Ltd. (德華兔寶寶裝飾新材股份有限公司) from July 2010 to August 2012, responsible for the development of quality projects and the development of corporate capital operation capability. He was the secretary of the board of directors of Zhejiang Hongwei Supply Chain Group Co., Ltd. (浙江宏偉供應鏈集團股份有限公司) from September 2012 to February 2017, mainly responsible for formulating corporate development strategic planning and business plan and completing the preparation work for listing. He joined Shengquan Property in March 2017 and served as the secretary of the board of directors of Shengquan Property. He served as the general manager of the strategic investment centre of Dexin Holdings Group from December 2018 to February 2021. Mr. Wu obtained the qualification certificate of director secretary of Shenzhen Stock Exchange in December 2013, the qualification certificate of director secretary of Shanghai Stock Exchange in 2018, and the qualification certificate of Chinese legal profession in 2019.

Mr. Wu received his Bachelor's degree in Finance from Jiangxi Normal University (江西師範大學) in 2010.

### COMPANY SECRETARY

**Ms. So Shuk Yi Betty (蘇淑儀)**, was appointed as our company secretary on 31 May 2021. Ms. So currently serves as a vice president of SWCS Corporate Services Group (Hong Kong) Limited, a corporate service provider. She has over 20 years of experience in the field of company secretary. Ms. So obtained a master's degree in Chinese and Comparative Law from the City University of Hong Kong in 2004 and a master's degree in business administration from the University of Leicester (long distance learning course) in 1999. Ms. So is an associate member of The Hong Kong Institute of Chartered Secretaries and The Chartered Governance Institute in the United Kingdom since 1997.

**吳哲霄先生**，36歲，於2021年3月加入本集團，擔任投資發展中心總經理，主要負責投資發展中心整體工作，包括市場戰略規劃，資本市場運作，以及投融資業務的發展，2022年7月兼任資本投資中心總經理。

吳先生在加入本集團前，於2010年7月至2012年8月，曾擔任德華兔寶寶裝飾新材股份有限公司投資發展部經理，負責開發優質項目，培育公司資本運作能力；於2012年9月至2017年2月，曾擔任浙江宏偉供應鏈集團股份有限公司董事會秘書，主要負責制定公司發展戰略規劃和經營計劃，完成上市籌備工作；於2017年3月加入盛全物業工作，擔任盛全物業董事會秘書，於2018年12月至2021年2月，擔任德信控股集團戰略投資中心總經理。吳先生於2013年12月取得深交所董秘資格證書，2018年獲得上交所董秘資格證書，2019年取得中國法律職業資格證書。

吳先生於2010年獲得江西師範大學金融學本科學歷。

### 公司秘書

**蘇淑儀女士**，於2021年5月31日獲委任為公司秘書。蘇女士目前擔任方圓企業服務集團(香港)有限公司(一家企業服務提供商)的副總裁。其於公司秘書領域擁有逾20年經驗。蘇女士於2004年取得香港城市大學中國法與比較法碩士學位，並於1999年取得萊斯特大學工商管理(遠程學習課程)碩士學位。蘇女士自1997年起為香港特許秘書公會及英國特許公司治理公會會員。

# Directors' Report

## 董事會報告書

The Board is pleased to present this annual report together with the audited consolidated financial statements of the Group for the year ended 31 December 2022.

### PRINCIPAL ACTIVITIES

The Group has three business lines, namely (i) property management services, (ii) value-added services to non-property owners and (iii) community value-added services, forming an integrated service offering to its customers that cover the entire value chain of property management.

Analysis of the principal activities of the Group during the year ended 31 December 2022 is set out in the section headed "Management Discussion and Analysis" of this annual report.

### FINANCIAL STATEMENTS

The consolidated annual results of the Group for the year ended 31 December 2022 are set out on pages 96 to 171 of this annual report.

### FINAL DIVIDEND

The Board does not recommend the payment of any final dividend for the year ended 31 December 2022.

### PROPERTY, PLANT AND EQUIPMENT

For the year ended 31 December 2022, details of the changes in the property, plant and equipment of the Group for the Year are set out in the Note 18 to the consolidated financial statements of the Group.

### Donation

The total amount of donations made by the Group during the year ended 31 December 2022 was approximately RMB2.0 million.

董事會欣然呈報彼等的報告，連同本集團截止2022年12月31日止年度的經審核綜合財務報表。

### 主要業務

本集團擁有三條業務線，即(i)物業管理服務、(ii)非業主增值服務及(iii)社區增值服務，構成提供給客戶的綜合服務產品，涵蓋整個物業管理價值鏈。

本集團於截至2022年12月31日止年度之主要業務分析載於本年報「管理層討論及分析」一節。

### 財務報表

本集團截至2022年12月31日止年度的綜合年度業績載於本年報第96頁至171頁。

### 末期股息

董事會不建議就截至2022年12月31日止年度派付末期股息。

### 物業、廠房及設備

截至2022年12月31日止年度，本集團物業、廠房及設備於本年度的變動詳情載於本集團綜合財務報表附註18。

### 捐贈

本集團於截至2022年12月31日止年度內所作之總捐贈額約人民幣2.0百萬元。

## RESERVES

Details of movement in reserves of the Group during the year ended 31 December 2022 are set out in the consolidated statement of changes in equity and Note 32 to the consolidated financial statements.

## DISTRIBUTABLE RESERVES

Details of reserves available for distribution to shareholders are set out in Note 32 of the consolidated financial statements on page 161 of this annual report. Under the Companies Law (Revised) of the Cayman Islands, the share premium of the Company is distributable to the shareholders provided that immediately following the date on which the dividend is proposed to be distributed, the Company will be in a position to pay off its debts as they fall due in the ordinary course of business.

## BUSINESS REVIEW

A review of the business of the Group during the year and a discussion on the Group's future business development are set out in the Chairman's Statement, as well as the Management Discussion and Analysis on pages 7 to 12 and pages 13 to 28, respectively, of this annual report. Save as disclosed in the section headed "Management Discussion and Analysis — EVENTS OCCURRING AFTER THE REPORTING PERIOD" in this annual report, the Group has no significant events after the end of the financial year ended 31 December 2022 and up to the date of this annual report.

## RELATIONSHIP WITH EMPLOYEES

The Group believes that high-quality employees who value its corporate culture are essential elements to promote the Group's sustainable growth. The Group intends to attract and retain skilled and talented employees from reputable universities of PRC through various initiatives, including its creative trainee programs, competitive compensation packages and effective incentive system.

For details regarding employees and staff costs and the emolument policy of the Group, please refer to the section headed "Directors' Report — Employees and Remuneration Policy".

## 儲備

本集團於截至2022年12月31日止年度的儲備變動詳情載於綜合權益變動表及綜合財務報表附註32。

## 可供分派儲備

可供分派予股東的儲備詳情載於本年報第161頁綜合財務報表附註32。根據開曼群島公司法（經修訂），於本公司股份溢價賬的資金可分派予股東，惟須待緊隨擬分派股息當日後方可進行。本公司將作好準備於日常業務過程中償還其到期債務。

## 經營回顧

本集團於本年度之經營回顧及本集團未來業務發展之討論分別載於本年報第7至12頁的主席報告及13至28頁的管理層討論及分析內。除本年報「管理層討論及分析 — 報告期後發生的事件」一節所披露者外，於截至2022年12月31日止財政年度結束後及直至本年報日期，本集團並無任何重大事項。

## 與僱員的關係

本集團相信，重視其企業文化的優質僱員，是促進本集團可持續發展的必要元素。本集團擬通過各種激勵措施，包括創新的培訓生課程、具競爭力的薪酬待遇以及有效的激勵制度，以吸引及挽留來自中國名校有技能和才幹的僱員。

有關本集團僱員及員工成本及薪酬政策的詳情，請參閱「董事會報告 — 僱員及薪酬政策」一節。

### RELATIONSHIP WITH SUPPLIERS

The Group is dedicated to develop good relationship with suppliers as long-term business partners to ensure stability of the Group's businesses. We reinforce business partnerships with suppliers by conducting ongoing communication in a proactive and effective manner.

For further details regarding our major suppliers, please refer to the section headed "Directors' Report — Major Customers and Suppliers".

### RELATIONSHIP WITH CUSTOMERS

Customers' satisfaction with our services and products has a profound effect on our profitability. Our dedicated sales team is in constant communication with our customers and potential customers to uncover and create customer needs and help customers make informed decisions. Identification of customers' pain points alongside grasping the market trend are critical for the Group to timely adjust the Group's operating strategies to match the market requirements. For details regarding the Group's major customers, please refer to the sections headed "Directors' Report — Major Customers and Suppliers".

### SHARE CAPITAL

Details of the movements in share capital of the Company during the year ended 31 December 2022 are set out in Note 30 to the consolidated financial statements of this annual report.

### PRINCIPAL RISKS AND UNCERTAINTIES

Principal risks and uncertainties which the Group faces include (i) its future growth may not materialize as planned; (ii) uncertainty as to securing new or renewing the existing property management service agreements on favourable terms, or at all; (iii) uncertainty related to acquisitions which may not be successful and the Group may face difficulties in integrating acquired operations with its existing operations; (iv) no control over a majority of revenue generate from connected persons of the Company; (v) risks related to development in the government policies and regulations regarding the PRC property management services; and (vi) risks related to the increasing raw material prices and labor costs.

### 與供應商的關係

本集團致力於與作為長期業務夥伴的供應商發展良好關係，以確保本集團的業務穩定。透過積極有效的持續溝通，我們與供應商的業務關係得到加強。

有關主要供應商的進一步詳情，請參閱「董事會報告 — 主要客戶及供應商」一節。

### 與客戶的關係

客戶滿意我們的服務和產品，對我們的盈利能力產生深遠的影響。我們專業的銷售團隊與客戶及潛在客戶不斷的溝通，發現及創造客戶需要並最終協助客戶在知情的基礎上作出決策。把握市場走勢同時識別客戶痛點對本集團及時調整本集團的經營策略以適應市場需求至關重要。有關本集團主要客戶的詳情，請參閱「董事會報告 — 主要客戶及供應商」一節。

### 股本

本公司股本於截至2022年12月31日止年度之變動詳情載於本年報綜合財務報表附註30。

### 主要風險及不確定因素

本集團面臨的主要風險及不確定因素包括(i)其未必能按計劃實現未來增長；(ii)無法確定能按有利條款取得新的物業管理服務協議或重續現有物業管理服務協議，或根本無法取得或重續該等協議；(iii)無法確定未來的收購是否會成功且本集團在將所收購業務與其現有業務進行整合方面或會面臨困難；(iv)無法控制來自本公司關連人士的大部分收益；(v)與中國物業管理服務的政府政策及法規的發展相關的風險；及(vi)與原材料價格及勞工成本上升相關的風險。

The Group is not subject to significant credit risk and liquidity risk. The Group's financial risk is mainly due to foreign exchange rate risk. As the majority of the Group's operations are conducted in the PRC and are denominated in Renminbi. Foreign currency transactions mainly comprise the receipt of listing proceeds and payment of professional fees (denominated in Hong Kong dollars and United States dollars). As at 31 December 2022, the major non-RMB assets were cash and cash equivalents denominated in Hong Kong dollars with a corresponding amount of RMB2.0 million and cash and cash equivalents denominated in United States dollars with a corresponding amount of RMB0.2 million. Fluctuations in the exchange rate of Renminbi against foreign currencies may affect the Group's results of operations. The Group currently does not have a foreign currency hedging policy and manages its foreign exchange risk by closely monitoring movements in foreign exchange rates. The Group will make foreign exchange hedging arrangements as and when necessary.

本集團並無面臨重大信用風險及流動資金風險。本集團的財務風險主要為外匯匯率風險。由於本集團的大部分業務於中國進行並以人民幣計值。外幣交易主要包括收取上市所得款項及支付專業費用（以港元和美元計值）。於2022年12月31日，主要非人民幣資產為以港元計值的現金及現金等價物相應金額人民幣2.0百萬元及以美元計值的現金及現金等價物相應金額人民幣0.2百萬元。人民幣兌外幣的匯率波動可能影響本集團的經營業績。本集團現時並無外幣對沖政策，而通過密切監察外匯匯率變動管理其外匯風險。本集團將於必要時作出外匯對沖安排。

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

## 購買、出售或贖回本公司上市證券

Trading Month	交易月份	Number of Shares Repurchased 購回股份數目	Highest Price Per Share Paid 每股最高價 (HK\$) (港元)	Lowest Price Per Share Paid 每股最低價 (HK\$) (港元)	Total Consideration Paid 所支付總代價 (HK\$) (港元)
July	7月	27,390,000	3.05	2.94	81,782,250
September	9月	10,600,000	3.00	2.95	31,702,400
December	12月	8,100,000	2.90	2.90	23,490,000
Total	合計	46,090,000			136,974,650

The shares of the Company were listed on the Stock Exchange on the Listing Date and during the year ended 31 December 2022, the Company has repurchased a total of 46,090,000 Shares on the Stock Exchange at an aggregate consideration of HK\$136,974,650. As at the date of this announcement, all the Shares repurchased in 2022 have been cancelled.

本公司的股份於上市日期在聯交所上市，及於截至2022年12月31日止年度，本公司於聯交所按總代價136,974,650港元購回合共46,090,000股股份。於本公告日期，所有於2022年回購的股份均已被註銷。

### CONTINUING DISCLOSURE OBLIGATIONS PURSUANT TO THE LISTING RULES

Save as disclosed in this annual report, the Company does not have any other disclosure obligations under Rules 13.20, 13.21 and 13.22 of the Listing Rules.

### ANNUAL GENERAL MEETING

The forthcoming 2022 AGM will be held on Monday, 29 May 2023 and its notice and all other relevant documents will be published and despatched to the Shareholders in April 2023.

### CLOSURE OF REGISTER OF MEMBERS

#### (a) For determining the entitlement of the shareholders to attend and vote at the 2022 AGM

The register of members of the Company will be closed from Tuesday, 23 May 2023 to Monday, 29 May 2023, both days inclusive and during which no share transfer will be effected, for the purpose of ascertaining shareholders' entitlement to attend and vote at the 2022 AGM. In order to be eligible to attend and vote at the 2022 AGM, all transfer documents accompanied by the relevant share certificates must be lodged for registration with the Company's share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong, not later than 4:30 pm on Monday, 22 May 2023.

### 根據上市規則持續披露責任

除本年報所披露者外，本公司並無上市規則第13.20、13.21及13.22條項下的任何其他披露責任。

### 股東週年大會

即將召開的2022年度股東週年大會將於2023年5月29日(星期一)舉行，其通告及所有其他相關文件將於2023年4月發佈並寄發予股東。

### 暫停辦理股份過戶登記

#### (a) 確定股東有權出席2022年度股東週年大會並於會上投票

為確定股東有權出席2022年度股東週年大會並於會上投票，本公司將於2023年5月23日(星期二)至2023年5月29日(星期一)(包括首尾兩日)暫停辦理股份過戶登記，在此期間，將不會進行任何股份轉讓。為符合資格出席2022年度股東週年大會並進行投票，所有過戶文件及相關股票須於2023年5月22日(星期一)下午4時30分前送交本公司香港股份過戶登記處香港中央證券登記有限公司登記，地址為香港灣仔皇后大道東183號合和中心17樓1712-1716號舖。

## ENVIRONMENTAL POLICIES AND PERFORMANCE

It is the Group's corporate and social responsibility in promoting a sustainable and environmental friendly environment, and the Group strives to minimize its environmental impact and comply with the applicable environmental laws and regulations. The Group has implemented reasonable measures in the operation of its businesses to comply with all applicable requirements. Given the nature of the Group's operations, it is believed that the Group is not subject to material environmental liability risk or compliance costs.

The measures the Group took to ensure compliance with the applicable environmental laws and regulations include: (i) formulating and improving management measures and operational guidelines for energy conservation, emission reduction and waste management; and (ii) actively adopting environmentally friendly equipment and designs.

The Group had not received any material fines or penalties associated with the breach of any environmental laws or regulations during the year ended 31 December 2022.

The 2022 Environmental, Social and Governance Report of the Group shall be published separately and will be posted on the websites of the Stock Exchange ([www.hkexnews.hk](http://www.hkexnews.hk)) and the Company ([www.dexinfuwu.com](http://www.dexinfuwu.com)).

## PRE-EMPTIVE RIGHTS AND TAX RELIEF

There is no provision for pre-emptive rights under the Articles of Association, nor restrictions against such rights under the laws of the Cayman Islands, which would oblige the Company to offer new Shares on a pro-rata basis to its existing Shareholders.

The Company is not aware of any tax relief and exemption available to the Shareholders by reason of their holding of the Company's securities.

## 環境政策及表現

促進可持續發展及有利保護的環境是本集團的企業及社會責任，且本集團致力儘可能降低其環境影響，並遵守適用環保法律及法規。本集團已在業務運營過程中採取合理措施，以遵守所有適用規定。鑑於本集團的業務性質，本集團認為其無須承擔重大的環境責任風險或合規成本。

本集團為遵守適用環保法律及法規而採取的措施包括：(i)制訂並完善節能減排和廢棄物管理的管理辦法和操作指引；及(ii)積極採用環保設備及設計。

於截至2022年12月31日止年度，本集團並無收到任何與違反任何環保法律或法規有關的重大罰款或處罰。

2022年環境、社會及管治報告將獨立刊發並將於聯交所網站([www.hkexnews.hk](http://www.hkexnews.hk))及本公司網站([www.dexinfuwu.com](http://www.dexinfuwu.com))刊載。

## 優先購買權及稅項寬免

組織章程細則並無有關優先購買權(其令本公司有義務按比例向其現有股東發售新股)的規定，開曼群島法律亦無對有關權利施加限制。

本公司並不知悉股東因持有本公司證券而可享有任何稅項寬免及豁免。



### USE OF PROCEEDS FROM THE GLOBAL OFFERING

The shares of the Company have been listed on the Main Board of The Stock Exchange since 15 July 2021 (the “**Listing Date**”). The net proceeds amounted to HK\$763.5 million. Reference is made to the announcement of the Company dated 16 December 2022 and the supplemental announcement of the Company dated 22 March 2023 (the “**Announcements**”). The prospectus of the Company dated 29 June 2021 originally indicated that approximately 65.0% of the net proceeds would be used for the expansion of business scale and increase in market share through multiple channels, and the net proceeds that would be applied for this purpose amounted to approximately HK\$496.0 million. The unutilised portion of the net proceeds originally intended for such purpose in the amount of HK\$426.6 million is not required for immediate use by the Group at the moment. Having considered the commercial benefits to the Group in deploying the unutilised net proceeds as a loan secured by the Charged Assets (the “**Charged Assets**”), which comprise car parking spaces, located at Dexin Airport City, Xiaoshan District, Hangzhou City, Zhejiang Province, the PRC, which have an appraised market value of approximately RMB630 million as valued by the property valuer using the market approach which compares recent market evidence of similar properties located in the neighbourhood area of the Charged Assets; this allows the Group to improve the efficiency and the effectiveness of the Group’s temporarily idle funds with better investment returns.

### 全球發售所得款項用途

本公司股份自2021年7月15日（「**上市日期**」）起在聯交所主板上市。所得款項淨額為763.5百萬港元。茲提述本公司日期為2022年12月16日的公告及本公司日期為2023年3月22日的補充公告（「**該等公告**」），本公司日期為2021年6月29日之招股章程原表示，所得款項淨額約65.0%將用於透過多渠道擴大業務規模及增加市場份額，而用於此用途的所得款項淨額約為496.0百萬港元。原本擬作此用途的所得款項淨額426.6百萬港元的未使用部分現時並無由本集團立即使用。考慮將未使用的所得款項淨額分配用作押記資產（「**押記資產**」）（包括位於中國浙江省杭州市蕭山區德信空港城的停車位，經物業估值師使用市場法（其比較位於押記資產鄰近地區的類似物業的近期市場憑證）估值的經評估市值約為人民幣630百萬元）擔保的貸款對本集團的商業利益，讓本集團能夠提高本集團暫時閑置資金及效率和效益，並帶來更好的投資回報。

The table below sets out the allocation of the net proceeds before the Announcements, the change in use and the revised position after change in use: 下表載列於該等公告前的所得款項淨額分配、用途變更及用途變更後的修訂狀況：

Usages	Planned use of net proceeds as disclosed in the Prospectus	Unutilised as at 1 January 2022	Unutilised net proceeds as at 16 December 2022	Revised allocation of unutilised net proceeds as at 16 December 2022	Unutilised proceeds as of 31 December 2022	Expected timetable of the proceeds to be utilised
用途	招股章程所披露所得款項淨額之計劃用途	於2022年1月1日尚未動用	2022年12月16日尚未動用所得款項淨額	2022年12月16日對尚未動用所得款項淨額之經修訂分配	截至2022年12月31日尚未動用所得款項	動用所得款項預期時間表
	HKD million 百萬港元	HKD million 百萬港元	HKD million 百萬港元	HKD million 百萬港元	HKD million 百萬港元	
1. Expand our business scale and improve market share through multiple channels 擴大我們的業務規模及通過多渠道提高市場份額	496.0	476.8	426.6	83.7	83.7	By December 2024 2024年12月之前
2. Diversify and expand our service offerings 多元化及擴展我們的服務產品	76.4	76.4	7.1	7.1	7.1	By December 2024 2024年12月之前
3. Invest in information technologies and our internal management system(s) to improve service quality and customer experience 投資信息技術和我們的內部管理系統，以此改善服務質量和客戶體驗	76.4	74.8	70.2	70.2	66.9	By December 2024 2024年12月之前
4. Improve human resource management and enhance corporate culture 完善人力資源管理並提升企業文化	38.3	35.3	12.7	12.7	12.7	By December 2024 2024年12月之前
5. Working capital and other general corporate purposes 營運資金及其他一般公司目的	76.4	69.5	7.5	7.5	4.3	By December 2024 2024年12月之前
6. Provide loans to borrowers 向借款人貸款	0	0	0	342.9	0	
	763.5	732.8	524.1	524.1	174.7	

# Directors' Report

## 董事會報告書

Having considered (i) the commercial benefits to the Group in deploying the unutilised net proceeds as a loan (which is collateralised) will allow the Group to improve the efficiency and the effectiveness of the Group's temporarily idle funds with better investment returns; (ii) the fact that the value of the Charged Assets far exceeds the principal value of the Loan; (iii) taking into account the due diligence and risk assessment conducted on the Borrower; and (iv) other factors mentioned in the Announcements, the Board is of the view that such proposed change in the use of net proceeds is fair and reasonable and in the best interests of the Company and the Shareholders as a whole.

The Board also confirms that enhanced internal control measures will be put into place to ensure that the Group's cash flow position will be closely monitored, and that there are no material changes in the nature of the business of the Company as set out in the Prospectus.

## DIRECTORS

The Directors during the year ended 31 December 2022 and up to the date of this annual report are:

### Executive Directors

Mr. Hu Yiping (*Chairman*)

Mr. Tang Junjie

Ms. Zhu Xiaoli (resigned on 14 April 2023)

Ms. Zheng Peng (appointed on 14 April 2023)

### Independent non-executive Directors

Mr. Jia Shenghua (resigned on 14 April 2023)

Mr. Rui Meng

Mr. Yang Xi

Dr. Wong Wing Kuen Albert (appointed on 14 April 2023)

## BOARD OF DIRECTORS AND SENIOR MANAGEMENT

The biographical details of the Directors and senior management are set out in the section headed "Biographical Details of Directors and Senior Management" of this annual report.

考慮(i)將未使用的所得款項淨額分配用作貸款(抵押)對本集團的商業利益將使本集團能夠提高本集團暫時閑置資金的效率及效益，並帶來更好的投資回報；(ii)押記資產的價值遠遠超過貸款的本金價值；(iii)考慮對借款人進行的盡職審查及風險評估；及(iv)該等公告提及的其他因素，董事會認為該等建議變更所得款項淨額用途屬公平合理，符合本公司及股東整體最佳利益。

董事會亦確認將實施強化內部監控措施，以確保本集團的現金流量狀況得到密切監察，及招股章程所載本公司的業務性質並無重大變化。

## 董事

於截至2022年12月31日止年度及直至本年報日期，董事如下：

### 執行董事

胡一平先生(主席)

唐俊傑先生

朱曉莉女士(於2023年4月14日辭任)

鄭鵬女士(於2023年4月14日獲委任)

### 獨立非執行董事

賈生華先生(於2023年4月14日辭任)

芮萌先生

楊熙先生

王永權博士(於2023年4月14日獲委任)

## 董事會及高級管理層

董事和高級管理層的履歷詳情載於本年報的「董事及高級管理層履歷詳情」一節。

## DIRECTORS' INTERESTS IN TRANSACTIONS, ARRANGEMENTS AND CONTRACTS OF SIGNIFICANCE

Save for the related party transactions as disclosed in note 36 to the consolidated financial statements, no transactions, arrangements or contracts of significance to which the Company or any of its subsidiaries was a party and in which a Director had a material interest, whether directly or indirectly, subsisted at the end of the year ended 31 December 2022 or at any time during the year.

## TERMS OF OFFICE AND SERVICE CONTRACTS OF DIRECTORS

Each of the executive Directors has entered into a service contract with the Company for a term of three years commencing from the Listing Date, which may be terminated by not less than three months' notice in writing served by either party on the other.

Each of the independent non-executive Directors has entered into a letter of appointment with the Company for a term of three years commencing from the Listing Date, which may be terminated by not less than three months' notice in writing served by either party on the other.

Save as disclosed above, none of the Directors has entered into any service contract with any member of the Group that is not determinable by the Group within one year without payment of compensation, other than statutory compensation.

## COMPENSATION OF DIRECTORS AND SENIOR MANAGEMENT

The emoluments of the Directors and senior management of the Group are decided by the Board with reference to the recommendation given by the Remuneration Committee.

Details of the Directors' emoluments and emoluments of the five highest paid individuals in the Group are set out in note 15 to the consolidated financial statements of this annual report.

For the year ended 31 December 2022, no emoluments were paid by the Group to any Director or any of the five highest paid individuals as an inducement to join or upon joining the Group or as compensation for loss of office.

## 董事於重大交易、安排及合約之權益

除綜合財務報表附註36所披露的關聯方交易外，本公司或其任何附屬公司於截至2022年12月31日止年度之年末或年內任何時間，概無訂立任何董事直接或間接擁有重大權益且存續的重大交易、安排或合約。

## 董事之任期及服務合約

各執行董事已與本公司訂立服務合約，自上市日期起計為期三年，可由任何一方向另一方發出不少於三個月的書面通知予以終止。

各獨立非執行董事已與本公司訂立委任書，自上市日期起計為期三年，可由任何一方向另一方發出不少於三個月的書面通知予以終止。

除上文所披露者外，概無董事與本集團成員公司訂立本集團不可於一年內免付賠償(法定賠償除外)而終止的服務合約。

## 董事及高級管理層之薪酬

本集團董事及高級管理層之薪酬由董事會參照薪酬委員會提供之推薦建議決定。

董事之薪酬及本集團五名最高薪酬人士之薪酬詳情載於本年報綜合財務報表附註15。

截至2022年12月31日止年度，本集團並無向任何董事或任何五名最高薪酬人士支付酬金，作為加入或加入本集團的獎勵或作為離職補償。

# Directors' Report

## 董事會報告書

None of the Directors has waived or agreed to waive any emoluments for the year ended 31 December 2022.

Save as disclosed in this annual report, no other payments have been made or are payable by the Group to or on behalf of any of the Directors for the year ended 31 December 2022.

### DIRECTORS' INTERESTS IN COMPETING BUSINESS

As at the date of this annual report, none of the Directors and directors of the Company's subsidiaries, or their respective associates had interests in businesses, which compete or are likely to compete either directly or indirectly, with the businesses of the Company and its subsidiaries as required to be disclosed pursuant to the Listing Rules.

### NON-COMPETITION UNDERTAKING BY CONTROLLING SHAREHOLDERS

In order to restrict competition activities with the Company, the controlling shareholders of the Company (the **"Controlling Shareholders"**), namely Mr. Hu Yiping and Shengfu International Limited, entered into the deed of non-competition in favour of the Company on 22 June 2021 (the **"Deed of Non-competition"**). Pursuant to the Deed of Non-competition, the Controlling Shareholders have undertaken, among others, not to compete with the business of the Group, and details of the Deed of Non-competition are set out in the sub-section headed "Deed of Non-competition" in the section headed "Relationship with Controlling Shareholders" of the Prospectus.

Each of the Controlling Shareholders has made a written confirmation to the Board in respect of their compliance with the undertakings in the Deed of Non-competition (the **"Undertakings"**) during the Reporting Period. Upon receiving the confirmations from the Controlling Shareholders, the independent non-executive Directors had reviewed the same as part of the annual review process. In determining whether the Controlling Shareholder had fully complied with the Undertakings in the Reporting Period for the annual assessment, the independent non-executive Directors noted that: (a) the Controlling Shareholders declared that they had fully complied with the Undertakings in the Reporting Period; (b) no new competing business was reported by the Controlling Shareholders during the Reporting Period; and (c) there was no particular situation rendering the full compliance of the Undertakings being questionable. In view of the above, the independent non-executive Directors confirmed that, as far as they are aware, the Controlling Shareholders had complied with all the Undertakings in the Reporting Period.

截至2022年12月31日止年度，概無任何董事放棄或同意放棄任何酬金。

除本年報所披露者外，截至2022年12月31日止年度，本集團並無向任何董事或代表任何董事作出其他付款或應付款。

### 董事於競爭性業務的權益

於本年報日期，董事及本公司附屬公司的董事或其各自的聯繫人概無於直接或間接與本公司及其附屬公司的業務構成或可能構成競爭的業務中擁有權益而須根據上市規則予以披露。

### 控股股東作出的不競爭承諾

為限制與本公司的業務競爭，本公司控股股東（「**控股股東**」）胡一平先生、盛富國際有限公司於2021年6月22日訂立以本公司為受益人的不競爭契據（「**不競爭契據**」）。根據不競爭契據，控股股東承諾（其中包括）不會與本集團的業務競爭，不競爭契據詳情載於招股章程「與控股股東的關係」一節「不競爭契據」分節。

各控股股東已就於報告期遵守不競爭契據中的承諾（「**承諾**」）向董事會作出書面確認。收到控股股東的確認後，獨立非執行董事已進行審查作為年度審閱程序的一部分。在為釐定控股股東於報告期是否已全面遵守承諾而進行的年度評估中，獨立非執行董事注意到：(a) 控股股東聲明彼等於報告期已全面遵守承諾；(b) 控股股東於報告期並無報告新的競爭業務；及(c) 並無任何特定情況致使全面遵守承諾受到質疑。鑑於以上所述，獨立非執行董事確認，盡其所悉控股股東已於報告期遵守所有承諾。

## MANAGEMENT CONTRACTS

No contracts concerning the management and administration of the whole or any substantial part of the business of the Company were entered into or existed during the year ended 31 December 2022.

## EQUITY-LINKED AGREEMENTS

During the year ended 31 December 2022, the Company had not entered into any equity-linked agreements.

## MATERIAL LEGAL PROCEEDINGS

The Group was not involved in any material legal proceedings during the year ended 31 December 2022.

## LOAN AND GUARANTEE

During the year ended 31 December 2022, the Group had not made any loans or provided any guarantee for loans, directly or indirectly, to the senior management of the Company, the Directors, the controlling shareholders or their respective associates.

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

As at 31 December 2022, the interests and short positions of Directors or chief executives of the Company in the Shares, underlying Shares or debentures of the Company and any of its associated corporations (within the meaning of Part XV of the SFO), which were required to be (i) notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which they were taken or deemed to have under such provisions of the SFO), or (ii) entered in the register kept by the Company pursuant to section 352 of the SFO, or (iii) notified to the Company and the Stock Exchange under the Model Code for Securities Transactions by Directors of Listed Issuers (the “**Model Code**”) set out in Appendix 10 to the Listing Rules, were as follows:

## 管理合同

概無有關本公司任何業務整體或任何重大環節的管理及行政方面的合同於截至2022年12月31日止年度訂立或仍然有效。

## 股權掛鈎協議

於截至2022年12月31日止年度，本公司並無訂立任何股權掛鈎協議。

## 重大法律訴訟

截至2022年12月31日止年度，本集團概無涉及任何重大法律訴訟。

## 貸款及擔保

截至2022年12月31日止年度，本集團並無直接或間接向本公司高級管理層、董事、控股股東或彼等各自的聯繫人作出貸款及提供貸款擔保。

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

於2022年12月31日，本公司董事或最高行政人員於本公司及其任何相聯法團（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(i)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的權益及淡倉（包括根據證券及期貨條例有關條文被當作或視為擁有的權益或淡倉），或(ii)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(iii)根據上市規則附錄十所載上市發行人董事進行證券交易的標準守則（「**標準守則**」）須知會本公司及聯交所的權益及淡倉如下：

### (i) Interest in Shares of the Company

### (i) 於本公司股份的權益

Name of Director 董事名稱	Nature of interest 權益性質	Number of Shares interested <sup>(1)</sup> 擁有權益的股份數目 <sup>(1)</sup>	Approximate percentage of interest 概約權益百分比
Mr. Hu Yiping (“ <b>Mr. Hu</b> ”) 胡一平先生(「 <b>胡先生</b> 」)	Interest in controlled corporation <sup>(2)</sup> 受控法團權益 <sup>(2)</sup> Interest of spouse <sup>(2)</sup> 配偶權益 <sup>(2)</sup>	529,202,279 (L)	54.51%

Notes:

- (1) The letter “L” denotes the person’s long position in our Shares.
- (2) Shengfu International is owned as to 91.6% by Mr. Hu and 8.4% by Ms. Wei Peifen (“**Ms. Wei**”), the spouse of Mr. Hu. By virtue of the SFO, Mr. Hu and Ms. Wei are deemed to be interested in the Shares held by Shengfu International.

附註：

- (1) 字母「L」表示該人士於該等股份的好倉。
- (2) 盛富國際由胡先生擁有91.6%及由胡先生的配偶魏佩芬女士(「**魏女士**」)擁有8.4%。根據證券及期貨條例，胡先生及魏女士被視為於盛富國際擁有的股份當中擁有權益。

### (ii) Interest in associated corporation of the Company

### (ii) 於本公司相聯法團的權益

Name of Director 董事名稱	Name of associated corporation 相聯法團名稱	Nature of interest 權益性質	Number of shares interested <sup>(1)</sup> 擁有權益的 股份數目 <sup>(1)</sup>	Approximate percentage of interest 概約權益百分比
Mr. Hu 胡先生	Shengfu International 盛富國際	Beneficial owner 實益擁有人	458 (L)	91.6%

Note:

- (1) The letter “L” denotes the person’s long position in the shares of the associated corporation.

附註：

- (1) 字母「L」表示該人士於相聯法團股份的好倉。

Save as disclosed above and to the best knowledge of the Directors, as at the date of this annual report, none of the Directors or chief executives of the Company has any interests and/or short positions in the Shares, underlying Shares or debentures of the Company or its associated corporations (within the meaning of Part XV of the SFO) which were required to be (i) notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which they were taken or deemed to have under such provisions of the SFO), or (ii) entered in the register kept by the Company pursuant to section 352 of the SFO, or (iii) notified to the Company and the Stock Exchange under the Model Code.

除上文所披露者外，據董事所知，於本年報日期，本公司董事或最高行政人員概無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、相關股份或債權證中擁有(i)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的任何權益及／或淡倉(包括根據證券及期貨條例有關條文被當作或視為擁有的權益或淡倉)，或(ii)記錄於本公司根據證券及期貨條例第352條存置的登記冊的權益及／或淡倉，或(iii)根據標準守則須知會本公司及聯交所的權益及／或淡倉。

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

## 主要股東於股份及相關股份之權益及淡倉

So far as is known to any Director or chief executive of the Company, as at the Latest Practicable Date, the following corporations/persons (other than the Directors or chief executives of the Company) had interests of 5% or more in the issued Shares of the Company according to the register of interests required to be kept by the Company under section 336 of the SFO:

據本公司任何董事或最高行政人員所知，於最後實際可行日期，以下人士（本公司董事或最高行政人員除外）於本公司已發行股份擁有根據證券及期貨條例第336條須記入該條所指的登記冊之5%及以上權益：

Name of corporation/person	Nature of interest	Number of Shares interested <sup>(1)</sup> 擁有權益的股份數目 <sup>(1)</sup>	Approximate percentage of interest <sup>(4)</sup> 概約權益百分比 <sup>(4)</sup>
法團／人士名稱	權益性質		
Shengfu International Limited <sup>(2)</sup> 盛富國際有限公司 <sup>(2)</sup>	Beneficial owner 實益擁有人	529,202,279 (L)	54.51%
Mr. Hu <sup>(2)</sup> 胡先生 <sup>(2)</sup>	Interested in controlled corporation 受控法團權益	529,202,279 (L)	54.51%
Ms. Wei <sup>(2)</sup> 魏女士 <sup>(2)</sup>	Interest of spouse 配偶權益	529,202,279 (L)	54.51%
Kaibang International Limited 凱邦國際有限公司	Beneficial owner 實益擁有人	129,629,630 (L)	13.35%
HuaAn Fund-Huamei Investment QDII* (華安基金-華媒投資QDII), HuaAn Fund-Nacity Property Service QDII* (華安基金-南都物業QDII), HuaAn Fund-Ruiyang QDII* (華安基金-瑞揚QDII) and other asset management plans represented by HuaAn Fund Management Co., Ltd.* (華安基金管理有限公司) <sup>(3)</sup>	Other <sup>(3)</sup>	70,558,000 (L)	7.27%
華安基金-華媒投資QDII、華安基金-南都物業QDII、華安基金-瑞揚QDII及華安基金管理有限公司代表的其他資產管理計劃 <sup>(3)</sup>	其他 <sup>(3)</sup>		
HONG KONG MEI LUN INT'L CO., LIMITED ("HK Mei Lun") <sup>(4)</sup> 香港美侖國際有限公司("香港美侖") <sup>(4)</sup>	Beneficial owner 實益擁有人	53,418,803 (L)	5.50%



# Directors' Report

## 董事會報告書

Name of corporation/person 法團／人士名稱	Nature of interest 權益性質	Number of Shares interested <sup>(1)</sup> 擁有權益的股份數目 <sup>(1)</sup>	Approximate percentage of interest <sup>(4)</sup> 概約權益百分比 <sup>(4)</sup>
Ms. Shen Yuehua (“ <b>Ms. Shen</b> ”) <sup>(4)</sup> 沈月華女士(「 <b>沈女士</b> 」) <sup>(4)</sup>	Beneficial owner 實益擁有人	53,418,803 (L)	5.50%
Mr. Jin Liang (“ <b>Mr. Jin</b> ”) <sup>(4)</sup> 金糧先生(「 <b>金先生</b> 」) <sup>(4)</sup>	Beneficial owner 實益擁有人	53,418,803 (L)	5.50%

Notes:

- (1) The letter “L” denotes the person's long position in our Shares.
- (2) Shengfu International is owned as to 91.6% by Mr. Hu and 8.4% by Ms. Wei, the spouse of Mr. Hu. By virtue of the SFO, Mr. Hu and Ms. Wei are deemed to be interested in the Shares held by Shengfu International.
- (3) HK Mei Lun is owned as to approximately 93.9% by Ms. Shen and 6.1% by Mr. Jin, the spouse of Ms. Shen. By virtue of the SFO, Ms. Shen and Mr. Jin are deemed to be interested in the Shares held by HK Mei Lun.
- (4) HuaAn Fund-Huamei Investment QDII\* (華安基金-華媒投資QDII), HuaAn Fund-Nacity Property Service QDII\* (華安基金-南都物業QDII) and HuaAn Fund-Ruiyang QDII\* (華安基金-瑞揚QDII) single asset management plans held 31,045,000, 6,523,000 and 32,990,000 shares of the Company, respectively. Their respective trustors are Zhejiang Huamei Investment Co., Ltd.\* (浙江華媒投資有限公司), Nacity Property Service Group Co., Ltd.\* (南都物業服務集團股份有限公司) and Hangzhou Ruiyang Supply Chain Management Co., Ltd.\* (杭州瑞揚供應鏈管理有限公司).
- (5) Shareholding percentages in this table may not add up to 100% due to rounding.

Save as disclosed above and to the best knowledge of the Directors, as at the date of this annual report, no person (other than the Directors or chief executives of the Company) had registered an interest or a short position in the Shares or underlying Shares of the Company as recorded in the register required to be kept by the Company under section 336 of the SFO.

附註：

- (1) 字母「L」表示該人士於該等股份的好倉。
- (2) 盛富國際由胡先生擁有91.6%股權及由胡先生的配偶魏女士擁有8.4%股權。根據證券及期貨條例，胡先生及魏女士被視為於盛富國際擁有的股份當中擁有權益。
- (3) 香港美倫由沈女士擁有約93.9%股權及沈女士的配偶金先生擁有6.1%股權。根據證券及期貨條例，沈女士及金先生被視為於香港美倫擁有的股份中擁有權益。
- (4) 華安基金－華媒投資QDII、華安基金－南都物業QDII及華安基金－瑞揚QDII單一資產管理計劃分別持有31,045,000、6,523,000及32,990,000股本公司股份。彼等各自之委託人為浙江華媒投資有限公司、南都物業服務集團股份有限公司及杭州瑞揚供應鏈管理有限公司。
- (5) 由於四捨五入調整，本表所載股權百分比相加未必等於100%。

除上文披露者外及就董事所深知，於本年報日期，概無任何人士(本公司的董事或最高行政人員除外)於本公司股份或相關股份中擁有須記錄在本公司根據證券及期貨條例第336條須存置的登記冊上的權益或淡倉。

## SHARE OPTION SCHEME

On 21 June 2021, the Company adopted the share option scheme (the “**Share Option Scheme**”), which falls within the ambit of, and is subject to, the requirements under Chapter 17 of the Listing Rules. The purpose of the Share Option Scheme is to recognize and acknowledge the contributions that the eligible participants had or may have made to the Group. The Directors consider that the Share Option Scheme, with its broad basis of participation, will enable the Group to reward employees, Directors and other selected participants for their contributions to the Group. It is expected that the Share Option Scheme will (i) motivate the eligible participants to optimize their performance efficiency for the benefit of the Group; and (ii) attract and retain or otherwise maintain an on-going business relationship with the eligible participants whose contributions will be beneficial to the long-term growth of the Group.

The total number of Shares which may be issued upon exercise of all options to be granted under the Share Option Scheme and any other share option schemes of the Company shall not in aggregate exceed 10% of the Shares in issue on the day on which trading of the Shares commences on the Stock Exchange, being 100,000,000 Shares, but excluding any Shares which may be issued upon the exercise of the Over-allotment Option.

The total number of Shares issued and which may fall to be issued upon exercise of the options granted under the Share Option Scheme and any other share option schemes of the Company (including both exercise and outstanding options) to each eligible participant in any 12-month period shall not exceed 1% of the total number of Shares in issue for the time being.

The Share Option Scheme will remain in force for a period of 10 years from 15 July 2021 and the options granted have a 10-year exercise period. The period during which an option may be exercised will be determined by the Board in its absolute discretion subject to compliance with the requirements under any applicable laws, regulations or rules, save that no option may be exercised more than 10 years after it has been granted.

## 購股權計劃

於2021年6月21日，本公司採納購股權計劃（「購股權計劃」），該計劃屬上市規則第17章項下之範疇，並須受該等規定所規限。購股權計劃是為了認可及表彰合資格參與者對本集團所作出或可能已作出的貢獻。董事認為，購股權計劃具有廣泛的參與基礎，將使本集團可就僱員、董事及其他選定參與者對本集團所作出的貢獻給予獎勵。預期購股權計劃將(i)激勵合資格參與者為本集團利益而優化其表現效率；及(ii)吸引及挽留合資格參與者或以其他方式與合資格參與者維持持續的業務關係，而彼等的貢獻將有利於本集團的長期增長。

因行使根據購股權計劃及本公司任何其他購股權計劃將予授出的所有購股權而可能發行的股份總數，合共不得超過股份於聯交所開始買賣當日已發行股份的10%，即100,000,000股股份，惟不包括因行使超額配股權而可能發行的任何股份。

於任何12個月期間因行使根據購股權計劃及本公司任何其他購股權計劃授出的購股權而向每名合資格參與者發行及將予發行的股份總數（包括已行使及尚未行使的購股權），不得超過當時已發行股份總數的1%。

購股權計劃自2021年7月15日起計十年期間一直生效，而獲授出的購股權的行使期為十年。在遵守任何適用法例、法規或規則規定下，董事會可全權酌情決定購股權的行使期，惟概無任何購股權可於授出後十年後行使。

# Directors' Report

## 董事會報告書

The subscription price per Share under the Share Option Scheme will be a price determined by the Directors, but shall not be less than the highest of (i) the official closing price of the Shares as stated in the Stock Exchange's daily quotations sheet on the date of grant, which must be a business day; (ii) the average official closing price of the Shares as stated in the Stock Exchange's daily quotations sheet for the five business days immediately preceding the date of grant; and (iii) the nominal value of a Share on the date of grant.

A nominal consideration of HK\$1.00 is payable upon acceptance of the grant of an option.

No options were granted, exercised, cancelled or lapsed by the Company under the Share Option Scheme nor were there outstanding share options under the Share Option Scheme during the Reporting Period and up to the date of this annual report.

A summary of the terms of the Share Option Scheme has been set out in the section headed "D. Share Option Scheme" in Appendix IV of the Prospectus.

### ARRANGEMENTS TO PURCHASE SHARES OR DEBENTURES

Other than the Share Option Scheme as disclosed under the section headed "Share Option Scheme" in this annual report, at no time during the year under review was the Company, its holding company, or any of its subsidiaries, a party to any arrangement to enable the Directors to acquire benefits by means of the acquisition of Shares in, or debt securities including debentures of, the Company or any other body corporate.

根據購股權計劃，每股股份的認購價將由董事釐定，惟不得低於以下最高者：(i)批授當日（必須為營業日）聯交所每日報價表中所列的股份官方收市價；(ii)緊接批授日期前五個營業日聯交所每日報價表所列的股份平均官方收市價；及(iii)股份於批授日期的面值。

於接納授出的購股權時應付名義代價1.00港元。

本公司概無根據購股權計劃授出、行使、註銷或失效購股權，且自報告期間起至本年報日期止，概無購股權計劃下之尚未行使之購股權。

購股權計劃之條款概要已載於招股章程附錄四「D.購股權計劃」一節。

### 購回股份或債券的安排

除本年報「購股權計劃」一節所披露者外，於回顧年度內任何時間，本公司、其控股公司或其任何附屬公司概無訂立任何安排，以使董事可藉購入本公司或任何其他法人團體的股份或債務證券（包括債權證）而獲益。

## MAJOR CUSTOMERS AND SUPPLIERS

For the year ended 31 December 2022, revenue derived from its top five customers accounted for 41.4% of the Group's total revenue and the revenue amount from the Group's single largest customer, Dexin China Group, accounted for 37.6% of the Group's total revenue.

Other than Dexin China Group, or their joint ventures or associates, the Group's customers during the year ended 31 December 2022 were all independent third parties.

Save as disclosed above, none of the Directors, their close associates or any Shareholders who, to the knowledge of the Directors, own more than 5% of the Company's issued share capital, had any interest in any of the Group's five largest customers. During the year ended 31 December 2022, none of the Group's major customers was also one of the Group's five largest suppliers.

For the year ended 31 December 2022, the purchases from its top five suppliers accounted for 23.8% of the Group's total purchase cost and the purchases amount from the Group's single largest supplier, accounted for 15.9% of the Group's total purchases.

For the year ended 31 December 2022, none of the Group's major suppliers was also one of the Group's five largest customers and all of the Group's major suppliers were independent third parties.

None of the Directors, their close associates or any Shareholders who, to the knowledge of the Directors, owned more than 5% of the Company's issued share capital, had any interest in any of the Group's five largest suppliers.

## 主要客戶及供應商

於截至2022年12月31日止年度，從五大客戶獲得的收益佔本集團總收益41.4%及從本集團單一最大客戶德信中國集團獲得的收益佔本集團總收益37.6%。

除德信中國集團或其合營企業或聯營公司外，本集團於截至2022年12月31日止年度的客戶均為獨立第三方。

除上文所披露者外，概無董事、彼等緊密聯繫人或（據董事所知）任何擁有逾5%的本公司已發行股本的股東於任何本集團五大客戶持有任何權益。截至2022年12月31日止年度，概無本集團的主要客戶亦為本集團五大供應商之客戶。

於截至2022年12月31日止年度，自五大供應商的採購金額佔本集團總採購成本的23.8%及自本集團單一最大供應商的採購金額佔本集團總採購金額的15.9%。

於截至2022年12月31日止年度，概無本集團的主要供應商亦為本集團五大客戶之一且本集團所有主要供應商均為獨立第三方。

概無董事、監事、彼等之緊密聯繫人或（據董事所知）擁有逾5%的本公司已發行股本的任何股東於任何本集團五大供應商擁有任何權益。

### EMPLOYEES AND REMUNERATION POLICY

As of 31 December 2022, the Group had a total of 2,815 employees (31 December 2021: 2,908 employees). For the year ended 31 December 2022, the Group's staff cost amounted to approximately RMB305.0 million. The Group's employee remuneration policy has been determined by reference to factors including remuneration rates of the local markets, overall remuneration rates of the industry, inflation, corporate operational efficiency and staff performance, among others. We offer competitive remuneration packages to employees. The Group also contributes to social security insurance for its employees in Mainland China, including medical insurance, work-related injury insurance, retirement insurance, maternity insurance, unemployment insurance and housing provident funds in accordance with pertinent PRC laws and regulations. The Board reviews its remuneration policy, including the level and structure of remuneration, from time to time.

The Group places a strong emphasis on the standards of talents, as it formulates comprehensive internal staff training programmes on a regular basis, organised by way of a combination of online and offline formats to meet the needs of staff under different learning scenarios. Online training is facilitated through a learning map set up to deliver job position-specific courses covering all ranks from junior staff to senior management, while tools such as mobile learning platforms and video conferencing are employed to meet learning requirements subject to different timing and space. Offline training is organised mainly by way of training camps for key talents, in which different types of talents compatible with the Company's business development are swiftly trained through a combination of learning and practice sessions based on talent stocktaking and job competence models, as a dynamic mechanism underpinned by "stocktaking – movement – development" has been formed. To expand its team of back-up talents, the Group has entered into cooperation in designated training with Zhejiang Shuren University and other colleges to develop talents of the new generation. Well-experienced staff have been appointed as mentor to provide bespoke training and counseling during new staff induction and training of back-up personnel. This arrangement has safeguarded the ability of junior staff to perform their duties and enhanced the management level of management officers at all grades, thereby providing timely and effective support for the Group's business development. Moreover, the Group has established an occupational safety and health system and implemented the GB/T45001-2020/ISO 45001: 2018 occupational health and safety management system and provides workplace safety training to employees on a regular basis to enhance their awareness for work safety.

### 僱員及薪酬政策

截至2022年12月31日，本集團有2,815名僱員（2021年12月31日：2,908名僱員）。截止2022年12月31日止年度，本集團的員工成本約為人民幣305.0百萬元。本集團僱員薪酬政策乃參考當地市場的薪酬標準、行業的整體薪酬標準、通脹水平、企業營運效率及僱員表現等因素而釐定。我們向僱員提供具有競爭力的薪酬待遇，本集團根據中國有關法規為中國內地僱員繳納社會保險，包括醫療保險、工傷保險、養老保險、生育保險、失業保險及住房公積金。董事會將會不定時探討薪酬政策，包括薪酬水平及薪酬結構。

本集團重視人才標準，定期為僱員制定全面的內部員工培訓計劃，培訓組織形式通過線上與線下融合，滿足員工不同學習場景下的需求。線上通過學習地圖設置覆蓋從基層到高層的崗位學習課程，並借助移動學習平台、視訊會議等工具滿足不同時間、空間的學習需求。線下圍繞各類關鍵人才特訓營，基於人才盤點與崗位能力模型，通過訓戰結合的形式快速培養符合公司業務發展的各類人才，並形成「盤點 – 流動 – 發展」的動態機制。為擴大後備人才隊伍，本集團與浙江樹人大學等院校建立定向培養合作，儲備新生代人才。在新員工入職培訓和儲備人才培養過程中，指派經驗豐富的員工擔任導師，為其提供定製的培訓和輔導，保障了基層員工的履職能力，提升了各級管理幹部的管理水準，為本集團業務發展提供了及時有效的支撐。此外，本集團已建立職業安全和衛生制度，實施GB/T45001-2020/ISO 45001：2018職業健康安全管理體系及定期向僱員提供工作場所安全培訓，以提高工作安全意識。

The Group adopts a formal and transparent remuneration policy to determine the remuneration packages of Directors and employees of the Company and its subsidiaries as the Group believes that the successful implementation of its growth and business strategies rests on a team of experienced, motivated and well-trained managers and employees at all levels.

- The Remuneration Committee is mandated to formulate the Group's remuneration policy for the Board's approval, and to make recommendations to the Board on the Group's annual salary adjustment, the annual performance bonus and share award.
- The objective of remunerating Directors is to ensure that there is an appropriate level of remuneration to attract and retain experienced people of high calibre to oversee the Group's business and development. Their remuneration is reviewed annually with reference to companies of comparable business or scale, and any changes are subject to Shareholders' approval.
- Quality and committed staff are valuable assets contributing to the Group's success. In terms of talent training, the Group will further enhance its employee training program with internal and external resources. The employee training programs primarily cover key areas in the Group's business operations, which provide continuous training to its existing employees at different levels to specialise and strengthen their skill sets.
- In determining the remuneration and compensation packages of the Directors and senior management, the Group will take into account salaries paid by comparable companies, time commitment and responsibilities of the Directors and performance of the Group.
- In general, the Group determines employee salaries based on each employee's qualification, position and seniority. As required by relevant regulations, the Group is subject to social insurance contribution plans or other pension schemes prescribed by the local governments and is required to pay on behalf of its employees, a monthly social insurance funds covering pension fund, medical insurance, work-related injury insurance, maternity insurance and unemployment insurance, and the housing provident fund, or to contribute regularly to mandatory provident fund schemes on behalf of its employees.

The Company enters into labor contracts with all of its employees. The Company offers its employees competitive remuneration packages that include basic salaries, discretionary bonuses, performance-based payments and year-end bonuses.

本集團認為其增長及業務策略的成功實現有賴於經驗豐富、積極進取及訓練有素的各級別管理人員及員工組成的團隊，因此本集團採納正規及透明的薪酬政策，以釐定本公司及其附屬公司的董事及僱員的薪酬待遇。

- 薪酬委員會負責制定本集團的薪酬政策，以供董事會批准，及就本集團的年薪調整、年度表現分紅及股份獎勵向董事會提出建議。
- 董事薪酬的目標是確保有可吸引及挽留經驗豐富的高級人才的適當水準的薪酬，以監察本集團的業務及發展。彼等之薪酬將參照業務及規模可資比較公司進行年度審閱，且任何變動須得到股東的批准。
- 高質量且忠誠的員工乃為本集團成功作出貢獻的寶貴資產。在人才培訓方面，本集團將通過內部及外部資源進一步加強員工培訓計劃。員工培訓計劃主要涵蓋本集團業務運營中的關鍵領域，該等培訓為現有不同級別的員工提供持續的培訓，使其專業化並強化彼等的技能。
- 在釐定董事及高級管理層的薪酬及報酬待遇時，本集團將考慮可資比較公司所付的薪金、董事的時間投入及職責以及本集團的表現。
- 一般而言，本集團按照各僱員的資質、職位及資歷釐定僱員薪金。根據相關法規的要求，本集團須參與與地方政府組織的社會保險供款計劃或其他退休計劃，代表員工支付每月社會保險基金，涵蓋養老金基金、醫療保險、工傷保險、生育保險及失業保險以及住房公積金，或為僱員定期向強積金計劃做出供款。

本公司與全體員工簽訂勞動合同。本公司向員工提供具有競爭力的薪酬待遇，包括基本薪金、酌情分紅、基於績效的薪酬及年終分紅。

# Directors' Report

## 董事會報告書

To incentivise its employees and promote the long-term growth of the Company, the Company has conditionally adopted a share option scheme (the **"Share Option Scheme"**). Details of the Share Option Scheme are set out in the sections headed "Director's report – Share Option Scheme".

During the year ended 31 December 2022, the Group did not experience any significant labour disputes or any difficulty in recruiting employees.

### RETIREMENT BENEFITS SCHEME

Details of the pension obligations of the Company are set out in Note 15 of the consolidated financial statements in this annual report.

### RELATED PARTY TRANSACTIONS AND CONNECTED TRANSACTIONS

Details of the related party transactions of the Group for the year ended 31 December 2022 are set out in Note 36 to the consolidated financial statements.

The related party transactions set out in Note 36 to the consolidated financial statements include related party transactions disclosed under accounting standards and related party transactions which also constitute continuing connected transactions of the Company under Chapter 14A of the Listing Rules. The related party transactions in respect of the remuneration of Directors and chief executives of the Company constitute continuing connected transactions as defined in Chapter 14A of the Listing Rules. However, these transactions are exempt from reporting, announcement and independent shareholders' approval requirements under Chapter 14A of the Listing Rules. The Directors believe the other related party transactions set out in Note 36 to the consolidated financial statements do not fall within the definition of "connected transactions" or "continuing connected transactions" under Chapter 14A of the Listing Rules (as the case may be). The Company confirmed that it was in compliance with the disclosure requirements in Chapter 14A of the Listing Rules for the year ended 31 December 2022 or a waiver from such provisions has been obtained from the Stock Exchange.

The Group had entered into various transactions which constituted continuing connected transactions under Chapter 14A of the Listing Rules for the year ended 31 December 2021 (where all such continuing connected transactions required to be disclosed herein are conducted in compliance with the Listing Rules) as follows:

為激勵員工以及促進本公司的長期發展，本公司有條件地採納購股權計劃（「購股權計劃」）。購股權計劃之詳情載於「董事會報告 – 購股權計劃」一節。

於截至2022年12月31日止年度，本集團概無任何重大勞資糾紛或招募員工的困難。

### 退休福利計劃

本公司之養老金責任詳情載於本年報綜合財務報表附註15。

### 關聯方交易及關連交易

本集團截至2022年12月31日止年度的關聯方交易詳情載於綜合財務報表附註36。

載於綜合財務報表附註36之關聯方交易包括根據會計準則披露之關聯方交易及根據上市規則第14A章亦構成本公司的持續關連交易之關聯方交易。關於本公司董事及最高行政人員之薪酬的關聯方交易已構成上市規則第14A章所界定的持續關連交易。然而，根據上市規則第14A章，這些交易可豁免申報、公告及獨立股東批准規定。董事認為，綜合財務報表附註36所載其他關聯方交易並不屬於上市規則第14A章下「關連交易」或「持續關連交易」（視情況而定）的定義。本公司確認其於截至2022年12月31日止年度已遵守上市規則第14A章的披露規定或已獲聯交所批准豁免遵守有關條文。

本集團於截至2021年12月31日止年度訂立多項構成上市規則第14A章項下持續關連交易之交易（須於本報告披露的所有有關持續關連交易均於遵守上市規則之情況下進行）如下：

## SUFFICIENCY OF PUBLIC FLOAT

Rule 8.08 of the Listing Rules requires there to be an open market in the securities for which listing is sought and a sufficient public float of an issuer's listed securities to be maintained. This normally means that at least 25% of the issuer's total issued share capital must at all times be held by the public. Based on the information that is publicly available to the Company and to the knowledge of the Directors as at the latest practicable date prior to the issue of this annual report, the Company has maintained a sufficient public float as required under the Listing Rules.

## CONTRACTS WITH CONTROLLING SHAREHOLDERS

Other than disclosed in the sections headed "Continuing Connected Transactions", "Related Party Transactions" and "Management Discussion and Analysis" and Note 36 to the consolidated financial statements contained in this annual report, no contract of significance was entered into between the Company or any of its subsidiaries and the Controlling Shareholders or any of its subsidiaries during the year ended 31 December 2022 or subsisted at the end of the year and no contract of significance for the provision of services to the Company or any of its subsidiaries by a Controlling Shareholder or any of its subsidiaries was entered into during the year ended 31 December 2022 or subsisted at the end of the year.

All references above to other sections, reports or notes in this annual report form part of this annual report.

## Non-exempt Continuing Connected Transactions (subject to Reporting, Annual Review and Announcement Requirements)

### 1. Property Sales Assistance Services

On 3 May 2021, the Company (for ourselves and on behalf of our subsidiaries) entered into a master property sales assistance services agreement (the "**Master Property Sales Assistance Services Agreement**") with Dexin China (for itself and on behalf of its subsidiaries), pursuant to which the Group agreed to, through referral of potential buyers, provide sales assistance services to Dexin Group in respect of the serviced apartments developed or held by Dexin Group (the "**Property Sales Assistance Services**").

## 足夠公眾持股量

上市規則第8.08條規定尋求上市的證券必須有公開市場且發行人的上市證券須維持足夠公眾持股量。該規定通常表示在任何時間發行人的已發行股本總數最少25%必須由公眾持有。基於本公司所獲公開資料及就董事所知，於刊發本年報前的最後實際可行日期，本公司已維持上市規則規定的足夠公眾持股量。

## 控股股東合約

除本年報「持續關連交易」、「關聯方交易」及「管理層討論及分析」以及綜合財務報表附註36所披露者外，截至2022年12月31日止年度，本公司或其任何附屬公司概無與控股股東或其任何附屬公司訂立重大合約且概無有關合約於年底存續，截至2022年12月31日止年度，亦無就控股股東或其任何附屬公司向本公司或其任何附屬公司提供服務而訂立重大合約且概無有關合約於年底存續。

上文有關本年報其他章節、報告或附註的所有提述，構成本報告的一部分。

## 不獲豁免持續關連交易（須遵守申報、 年度審核及公告規定）

### 1. 房產協銷服務

於2021年5月3日，本公司（為其本身及代表其附屬公司）與德信中國（為其本身及代表其附屬公司）訂立一項房產協銷服務總協議（「房產協銷服務總協議」），據此，本集團同意通過潛在買家推薦就德信集團開發或持有的服務式公寓向德信集團提供協銷服務（「房產協銷服務」）。



# Directors' Report

## 董事會報告書

The initial term of the Master Property Sales Assistance Services Agreement commenced from the Listing Date to 31 December 2023, which may be renewed as the parties may mutually agree, subject to compliance with the requirements under Chapter 14A of the Listing Rules and all other applicable laws and regulations.

The amount received in respect of the Property Sales Assistance Services under the Master Property Sales Assistance Services Agreement for the year ended 31 December 2022 is RMB1.1 million.

The annual cap in respect of the Master Property Sales Assistance Services Agreement for the year ended 31 December 2022 and each of the two years ending 31 December 2023 is RMB17.2 million and RMB18.1 million, respectively. Therefore, the amount received in respect of the Property Sales Assistance Services under the Master Property Sales Assistance Services Agreement for the year ended 31 December 2022 has not exceeded the annual cap for the year ended 31 December 2022 under the Master Property Sales Assistance Services Agreement.

## 2. Dexin China Commercial Consulting and Related Services

On 3 May 2021, the Company (for ourselves and on behalf of our subsidiaries) entered into a master commercial consulting services agreement (the **“Master Dexin China Commercial Consulting and Related Services Agreement”**) with Dexin China (for itself and on behalf of its subsidiaries), pursuant to which our Group agreed to provide Dexin Group with commercial consulting services, including but not limited to market research and analysis, tenant sourcing and management and opening preparation services for commercial complexes developed and owned by Dexin Group (the **“Dexin China Commercial Consulting and Related Services”**).

The initial term of the Master Dexin China Commercial Consulting and Related Services Agreement commenced from the Listing Date to 31 December 2023, which may be renewed as the parties may mutually agree, subject to compliance with the requirements under Chapter 14A of the Listing Rules and all other applicable laws and regulations.

房產協銷服務總協議的初始期限為自上市日期起至2023年12月31日止且經雙方相互同意後，該期限可予以續期，惟須遵守上市規則第14A章及所有其他適用法律法規的規定。

截至2022年12月31日止年度，就房產協銷服務總協議項下房產協銷服務收取的數額為人民幣1.1百萬元。

截至2022年12月31日止年度及截至2023年12月31日止兩個年度各年，有關房產協銷服務總協議的年度上限分別為人民幣17.2百萬元、人民幣18.1百萬元。因此，截至2022年12月31日止年度，就房產協銷服務總協議項下房產協銷服務收取的數額並未超過房產協銷服務總協議項下截至2022年12月31日止年度的年度上限。

## 2. 德信中國商業諮詢及相關服務

於2021年5月3日，本公司（為其本身及代表其附屬公司）與德信中國（為其本身及代表其附屬公司）訂立一項商業諮詢服務總協議（「**德信中國商業諮詢及相關服務總協議**」），據此，本集團同意向德信集團提供商業諮詢服務，包括但不限於為由德信集團開發及擁有的商業綜合體提供市場研究及分析、租戶招攬及管理以及開業籌備服務（「**德信中國商業諮詢及相關服務**」）。

德信中國商業諮詢及相關服務總協議的初始期限為自上市日期起至2023年12月31日止，且經雙方相互同意後，該期限可予以延期，惟須遵守上市規則第14A章及所有其他適用法律法規的規定。

The amount received in respect of the Dexin China Commercial Consulting and Related Services under the Master Dexin China Commercial Consulting and Related Services Agreement for the year ended 31 December 2022 is RMB3.6 million.

The annual cap in respect of the Master Dexin China Commercial Consulting and Related Services Agreement for the year ended 31 December 2022 and each of the two years ending 31 December 2023 is RMB6.8 million and RMB6.8 million, respectively. Therefore, the amount received in respect of the Dexin China Commercial Consulting and Related Services under the Master Dexin China Commercial Consulting and Related Services Agreement for the year ended 31 December 2022 has not exceeded the annual cap for the year ended 31 December 2022 under the Master Dexin China Commercial Consulting and Related Services Agreement.

截至2022年12月31日止年度，就德信中國商業諮詢及相關服務總協議項下德信中國商業諮詢及相關服務收取的數額為人民幣3.6百萬元。

截至2022年12月31日止年度及截至2023年12月31日止兩個年度各年，有關德信中國商業諮詢及相關服務總協議的年度上限分別為人民幣6.8百萬元、人民幣6.8百萬元。因此，截至2022年12月31日止年度，就德信中國商業諮詢及相關服務總協議項下德信中國商業諮詢及相關服務收取的數額並未超過德信中國商業諮詢及相關服務總協議項下截至2022年12月31日止年度的年度上限。

## Continuing Connected Transactions subject to the Reporting, Annual Review, Announcement, Circular and Independent Shareholders' Approval Requirements

## 須遵守申報、年度審核、公告、通函及獨立股東批准規定的持續關連交易

### 1(a). Dexin China Property Management and Related Services

### 1(a). 德信中國物業管理及相關服務

On 3 May 2021, Shengquan Property (for itself and on behalf of its subsidiaries) entered into a master property management and related services agreement (the “**Master Dexin China Property Management and Related Services Agreement**”) with Dexin China (for itself and on behalf of its subsidiaries), pursuant to which Shengquan Property agreed to provide Dexin Group with property management and related services, including but not limited to (i) preliminary planning and design consultancy services; (ii) management services for the sales offices and the display units; (iii) (a) house inspection; (b) pre-delivery cleaning services; (c) pre-delivery preparation; and (d) repair and maintenance services for house and auxiliary facilities after delivery; and (iv) property management services (such as cleaning and security services) for the properties developed and owned by Dexin Group, including but not limited to the unsold residential property units, car parking lots, office buildings and commercial properties (the “**Dexin China Property Management and Related Services**”).

於2021年5月3日，盛全物業（為其本身及代表其附屬公司）與德信中國（為其本身及代表其附屬公司）訂立一項物業管理及相關服務總協議（「**德信中國物業管理及相關服務總協議**」），據此，盛全物業同意向德信集團提供物業管理及相關服務，包括但不限於(i)前介服務；(ii)為案場及樣板間提供管理服務；(iii)(a)驗房服務；(b)交付前清潔服務；(c)交付前籌備服務；及(d)交付後房屋及配套設施的維修保養服務；及(iv)為德信集團所開發及擁有的物業（包括但不限於未售出住宅物業單位、停車場、寫字樓宇及商業物業）提供清潔及秩序維護等物業管理服務（「**德信中國物業管理及相關服務**」）。

# Directors' Report

## 董事會報告書

The initial term of the Master Dexin China Property Management and Related Services Agreement commenced from the Listing Date to 31 December 2023, which may be renewed as the parties may mutually agree, subject to compliance with the requirements under Chapter 14A of the Listing Rules and all other applicable laws and regulations.

The amount received in respect of the Dexin China Property Management and Related Services under the Master Dexin China Property Management and Related Services Agreement for the year ended 31 December 2022 is RMB93.2 million.

The annual cap in respect of the Master Dexin China Property Management and Related Services Agreement for the year ended 31 December 2022 and each of the two years ending 31 December 2023 is RMB99.2 million and RMB108.4 million, respectively. Therefore, the amount received in respect of the Dexin China Property Management and Related Services under the Master Dexin China Property Management and Related Services Agreement for the year ended 31 December 2022 has not exceeded the annual cap for the year ended 31 December 2022 under the Master Dexin China Property Management and Related Services Agreement.

### 1(b). Mr. Hu Property Management and Related Services

On 23 June 2021, the Company (for ourselves and on behalf of our subsidiaries) entered into a master property management and related services agreement (the “**Master Mr. Hu Property Management and Related Services Agreement**”) with Mr. Hu (for and on behalf of the associates of Mr. Hu (excluding Dexin Group but including the associates of Dexin China) (“**Mr. Hu’s Companies**”), pursuant to which the Group agreed to provide Mr. Hu’s Companies with property management and related services, including but not limited to (i) preliminary planning and design consultancy services; (ii) management services for the sales offices and the display units; (iii) (a) house inspection; (b) pre-delivery cleaning services; (c) pre-delivery preparation; and (d) repair and maintenance services for house and auxiliary facilities after delivery; and (iv) property management services (such as cleaning and security services) for the properties developed and owned by Mr. Hu’s Companies, including but not limited to the unsold residential property units, car parking lots, office buildings and commercial properties (the “**Mr. Hu Property Management and Related Services**”).

德信中國物業管理及相關服務總協議的初始期限為自上市日期起至2023年12月31日止，且經雙方相互同意後，該期限可予以延期，惟須遵守上市規則第14A章及所有其他適用法律法規的規定。

截至2022年12月31日止年度，就德信中國物業管理及相關服務總協議項下德信中國物業管理及相關服務收取的數額為人民幣93.2百萬元。

截至2022年12月31日止年度及截至2023年12月31日止兩個年度各年，有關德信中國物業管理及相關服務總協議的年度上限分別為人民幣99.2百萬元、人民幣108.4百萬元。因此，截至2022年12月31日止年度，就德信中國物業管理及相關服務總協議項下德信中國物業管理及相關服務收取的數額並未超過德信中國物業管理及相關服務總協議項下截至2022年12月31日止年度的年度上限。

### 1(b). 胡先生物業管理及相關服務

於2021年6月23日，本公司（為其本身及代表我們的附屬公司）與胡先生（為及代表胡先生的聯繫人（不包括德信集團但包括德信中國的聯繫人，「**胡先生的公司**」）訂立物業管理及相關服務總協議（「**胡先生物業管理及相關服務總協議**」），據此，本集團同意向胡先生的公司提供物業管理及相關服務，包括但不限於(i) 前介服務；(ii) 為案場及樣板間提供管理服務；(iii)(a) 驗房服務；(b) 交付前清潔服務；(c) 交付前籌備服務；及(d) 交付後房屋及配套設施的維修保養服務；及(iv) 為胡先生的公司所開發及擁有的物業（包括但不限於未售出住宅物業單位、停車場、寫字樓宇及商業物業）提供清潔、秩序維護等物業管理服務（「**胡先生物業管理及相關服務**」）。

The initial term of the Master Mr. Hu Property Management and Related Services Agreement commenced from the Listing Date to 31 December 2023, which may be renewed as the parties may mutually agree, subject to compliance with the requirements under Chapter 14A of the Listing Rules and all other applicable laws and regulations.

The amount received in respect of the Mr. Hu Property Management and Related Services under the Master Mr. Hu Property Management and Related Services Agreement for the year ended 31 December 2022 is RMB38.3 million.

The annual cap in respect of the Master Mr. Hu Property Management and Related Services Agreement for the year ended 31 December 2022 and each of the two years ending 31 December 2023 is RMB43.1 million and RMB47.2 million, respectively. Therefore, the amount received in respect of the Mr. Hu Property Management and Related Services under the Master Mr. Hu Property Management and Related Services Agreement for the year ended 31 December 2022 has not exceeded the annual cap for the year ended 31 December 2022 under the Master Mr. Hu Property Management and Related Services Agreement.

## 2(a). Dexin China Smart Community Solution Services

On 3 May 2021, the Company (for ourselves and on behalf of our other subsidiaries) entered into a master smart community solutions services agreement (the “**Master Dexin China Smart Community Solutions Services Agreement**”) with Dexin China (for itself and on behalf of its subsidiaries), pursuant to which our Group agreed to provide Dexin Group with smart community solutions with hardware and software that integrate, among other things, visitor management, traffic control, carpark management, security control, energy conservation and fire control capabilities for properties developed by Dexin Group (the “**Dexin China Smart Community Solutions Services**”).

The initial term of the Master Dexin China Smart Community Solutions Services Agreement commenced from the Listing Date to 31 December 2023, which may be renewed as the parties may mutually agree, subject to compliance with the requirements under Chapter 14A of the Listing Rules and all other applicable laws and regulations.

胡先生物業管理及相關服務總協議的初始期限為自上市日期起至2023年12月31日止，且經雙方相互同意後，該期限可予以延期，惟須遵守上市規則第14A章及所有其他適用法律法規的規定。

截至2022年12月31日止年度，就胡先生物業管理及相關服務總協議項下胡先生物業管理及相關服務收取的數額為人民幣38.3百萬元。

截至2022年12月31日止年度及截至2023年12月31日止兩個年度各年，有關胡先生物業管理及相關服務總協議的年度上限分別為人民幣43.1百萬元、人民幣47.2百萬元。因此，截至2022年12月31日止年度，就胡先生物業管理及相關服務總協議項下胡先生物業管理及相關服務收取的數額並未超過胡先生物業管理及相關服務總協議項下截至2022年12月31日止年度的年度上限。

## 2(a). 德信中國智能社區解決方案服務

於2021年5月3日，本公司（為其本身及代表我們的其他附屬公司）與德信中國（為其本身及代表其附屬公司）訂立一項智能社區解決方案服務總協議（「**德信中國智能社區解決方案服務總協議**」），據此，本集團同意向德信集團提供智能社區解決方案，該解決方案的硬件及軟件為德信集團開發的物業集成了（其中包括）訪客管理、交通管制、停車場管理、秩序維護控制、節省能耗及消防控制等功能（「**德信中國智能社區解決方案服務**」）。

德信中國智能社區解決方案服務總協議的初始期限為自上市日期至2023年12月31日，且經雙方相互同意後，該期限可予以延期，惟須遵守上市規則第14A章及所有其他適用法律法規的規定。

# Directors' Report

## 董事會報告書

The amount received in respect of the Dexin China Smart Community Solutions Services under the Master Dexin China Smart Community Solutions Services Agreement for the year ended 31 December 2022 is RMB7.0 million.

The annual cap in respect of the Master Dexin China Smart Community Solutions Services Agreement for the year ended 31 December 2022 and each of the two years ending 31 December 2023 is RMB19.7 million and RMB20.6 million, respectively. Therefore, the amount received in respect of the Dexin China Smart Community Solutions Services under the Master Dexin China Smart Community Solutions Services Agreement for the year ended 31 December 2022 has not exceeded the annual cap for the year ended 31 December 2022 under the Master Dexin China Smart Community Solutions Services Agreement.

### 2(b). Mr. Hu Smart Community Solution Services

On 23 June 2021, the Company (for ourselves and on behalf of our other subsidiaries) entered into a master smart community solutions services agreement (the “**Master Mr. Hu Smart Community Solutions Services Agreement**”) with Mr. Hu (for and on behalf of the associates of Mr. Hu (excluding Dexin Group but including the associates of Dexin China), pursuant to which our Group agreed to provide Mr. Hu's Companies with smart community solutions with hardware and software that integrate, among other things, visitor management, traffic control, carpark management, security control, energy conservation and fire control capabilities for properties developed by Mr. Hu's Companies (the “**Mr. Hu Smart Community Solutions Services**”).

The initial term of the Master Mr. Hu Smart Community Solutions Services Agreement commenced from the Listing Date to 31 December 2023, which may be renewed as the parties may mutually agree, subject to compliance with the requirements under Chapter 14A of the Listing Rules and all other applicable laws and regulations.

The amount received in respect of the Mr. Hu Smart Community Solutions Services under the Master Mr. Hu Smart Community Solutions Services Agreement for the year ended 31 December 2022 is RMB9.3 million.

截至2022年12月31日止年度，就德信中國智能社區解決方案服務總協議項下德信中國智能社區解決方案服務收取的數額為人民幣7.0百萬元。

截至2022年12月31日止年度及截至2023年12月31日止兩個年度各年，有關德信中國智能社區解決方案服務總協議的年度上限分別為人民幣19.7百萬元、人民幣20.6百萬元。因此，截至2022年12月31日止年度，就德信中國智能社區解決方案服務總協議項下德信中國智能社區解決方案服務收取的數額並未超過德信中國智能社區解決方案服務總協議項下截至2022年12月31日止年度的年度上限。

### 2(b). 胡先生智能社區解決方案服務

於2021年6月23日，本公司（為其本身及代表我們的其他附屬公司）與胡先生（為及代表胡先生的聯繫人（不包括德信集團但包括德信中國的聯繫人））訂立智能社區解決方案服務總協議（「**胡先生智能社區解決方案服務總協議**」），據此，本集團同意向胡先生的公司提供智能社區解決方案，該解決方案的硬件及軟件為胡先生的公司開發的物業集成了（其中包括）訪客管理、交通管制、停車場管理、秩序維護控制、節省能耗及消防控制等功能（「**胡先生智能社區解決方案服務**」）。

胡先生智能社區解決方案服務總協議的初始期限由上市日期起至2023年12月31日止，且經雙方相互同意後，該期限可予以延期，惟須遵守上市規則第14A章以及所有其他適用法律法規的規定。

截至2022年12月31日止年度，就胡先生智能社區解決方案服務總協議項下胡先生智能社區解決方案服務收取的數額為人民幣9.3百萬元。

The annual cap in respect of the Master Mr. Hu Smart Community Solutions Services Agreement for the year ended 31 December 2022 and each of the two years ending 31 December 2023 is RMB26.7 million and RMB28.0 million, respectively. Therefore, the amount received in respect of the Mr. Hu Smart Community Solutions Services under the Master Mr. Hu Smart Community Solutions Services Agreement for the year ended 31 December 2022 has not exceeded the annual cap for the year ended 31 December 2022 under the Master Mr. Hu Smart Community Solutions Services Agreement.

### 3. Dexin Holdings Serviced Apartment Operational Services

On 23 June 2021, the Company (for ourselves and on behalf of our subsidiaries) entered into a master serviced apartment operational agreement (the “**Master Dexin Holdings Serviced Apartment Operational Services Agreement**”) with Dexin Holdings (for itself and on behalf of its subsidiaries), pursuant to which our Group agreed to provide Dexin Holdings and its subsidiaries (“**Dexin Holdings Group**”) with serviced apartment operational services, including but not limited to formulation of marketing strategy, interior decoration designing services and formulation of standardized management procedures for serviced apartments developed by Dexin Holdings Group (the “**Dexin Holdings Serviced Apartment Operational Services**”).

The initial term of the Master Dexin Holdings Serviced Apartment Operational Services Agreement commenced from the Listing Date to 31 December 2023, which may be renewed as the parties may mutually agree, subject to compliance with the requirements under Chapter 14A of the Listing Rules and all other applicable laws and regulations.

The amount received in respect of the Dexin Holdings Serviced Apartment Operational Services under the Master Dexin Holdings Serviced Apartment Operational Services Agreement for the year ended 31 December 2022 is RMB9.8 million.

截至2022年12月31日止年度及截至2023年12月31日止兩個年度各年，有關胡先生智能社區解決方案服務總協議的年度上限分別為人民幣26.7百萬元、人民幣28.0百萬元。因此，截至2022年12月31日止年度，就胡先生智能社區解決方案服務總協議項下胡先生智能社區解決方案服務收取的數額並未超過胡先生智能社區解決方案服務總協議項下截至2022年12月31日止年度的年度上限。

### 3. 德信控股服務式公寓運營服務

於2021年6月23日，本公司（為其本身及代表其附屬公司）與德信控股（為其本身及代表其附屬公司）訂立一項服務式公寓運營總協議（「**德信控股服務式公寓運營服務總協議**」），據此，本集團同意向德信控股及其附屬公司（「**德信控股集團**」）提供服務式公寓運營服務，包括但不限於為德信控股集團所開發的服務式公寓制定營銷策略、提供室內裝修設計服務及制定標準化管理程序（「**德信控股服務式公寓運營服務**」）。

德信控股服務式公寓運營服務總協議的初始期限為自上市日期起至2023年12月31日止，且經雙方相互同意後，該期限可予以延期，惟須遵守上市規則第14A章及所有其他適用法律法規的規定。

截至2022年12月31日止年度，就德信控股服務式公寓運營服務總協議項下德信控股服務式公寓運營服務收取的數額為人民幣9.8百萬元。

The annual cap in respect of the Master Dexin Holdings Serviced Apartment Operational Services Agreement for the year ended 31 December 2022 and each of the two years ending 31 December 2023 is RMB22.0 million and RMB23.1 million, respectively. Therefore, the amount received in respect of the Dexin Holdings Serviced Apartment Operational Services under the Master Dexin Holdings Serviced Apartment Operational Services Agreement for the year ended 31 December 2022 has not exceeded the annual cap for the year ended 31 December 2022 under the Master Dexin Holdings Serviced Apartment Operational Services Agreement.

#### 4. Parking Space Leasing and Sales Agency Services

On 9 June 2022, the Company entered into the Parking Space Leasing and Sales Agency Services Framework Agreement (the “**Parking Space Leasing and Sales Agency Services Framework Agreement**”) with Dexin China, pursuant to which, the Group will provide exclusive parking spaces sales and leasing agency services in respect of the target parking spaces to Dexin China Group (the “**Parking Space Leasing and Sales Agency Services**”).

The initial term of the Parking Space Leasing and Sales Agency Services Framework Agreement commenced from the date on which it is considered and approved at the extraordinary general meeting dated 11 October 2022 to 31 December 2024, which may be renewed as the parties may mutually agree, subject to compliance with the requirements under Chapter 14A of the Listing Rules and all other applicable laws and regulations.

The amount received in respect of the Parking Space Leasing and Sales Agency Services under the Parking Space Leasing and Sales Agency Services Framework Agreement for the year ended 31 December 2022 income was RMB8 million with deposits paid RMB250 million. In addition, the Company paid deposits of RMB250 million to Dexin China for the parking spaces sales and leasing agency during the year.

截至2022年12月31日止年度及截至2023年12月31日止兩個年度各年，有關德信控股服務式公寓運營服務總協議的年度上限分別為人民幣22.0百萬元、人民幣23.1百萬元。因此，截至2022年12月31日止年度，就德信控股服務式公寓運營服務總協議項下德信控股服務式公寓運營服務收取的數額並未超過德信控股服務式公寓運營服務總協議項下截至2022年12月31日止年度的年度上限。

#### 4. 車位租售業務代理服務

於2022年6月9日，本公司與德信中國訂立車位租售業務代理服務框架協議（「**車位租售業務代理服務框架協議**」），據此，本集團將向德信中國集團就目標車位提供車位銷售及租賃業務獨家代理服務（「**車位租售業務代理服務**」）。

車位租售業務代理服務框架協議的初始期限自2022年10月11日的股東特別大會審議及批准之日起至2024年12月31日止，其於遵守上市規則第14A章的規定以及所有其他適用法律及法規的前提下，可由訂約各方共同協定的方式續期。

截至2022年12月31日止年度，根據車位租售業務代理服務框架協議收取有關車位租售業務代理服務的收入金額為人民幣8百萬元，已付保證金人民幣250百萬元。此外於本年度本公司向德信中國支付車位租售代理保證金人民幣250百萬元。

The deposits charged for the parking spaces sales and leasing agency of the Company regarding the annual cap in respect of the Parking Space Leasing and Sales Agency Services Framework Agreement for the year ended 31 December 2022 and each of the two years ending 31 December 2024 is RMB250 million, RMB300 million and RMB300 million, respectively. Therefore, the deposit amount paid in respect of the Parking Space Leasing and Sales Agency Services under the Parking Space Leasing and Sales Agency Services Framework Agreement for the year ended 31 December 2022 has not exceeded the annual cap for the year ended 31 December 2022 under the Parking Space Leasing and Sales Agency Services Framework Agreement. For details of the transaction, please refer to the announcement of the Company dated 9 June 2022 and the circular of the Company dated 16 September 2022.

### Confirmation from Independent Non-executive Directors

Pursuant to Rule 14A.55 of the Listing Rules, the independent non-executive Directors have reviewed the CCT Agreements, and confirmed the transactions under the CCT Agreements have been entered into:

- (1) in the ordinary and usual course of business of the Group;
- (2) on normal commercial terms or better; and
- (3) according to the agreements governing them on terms that are fair and reasonable and in the interests of the Shareholders as a whole.

The independent non-executive Directors further confirmed that the annual caps in respect of the continuing connected transactions under the CCT Agreements are fair and reasonable and in the interests of the Company and its shareholders as a whole, and that the transactions were conducted in accordance with the pricing policies disclosed in the Prospectus.

有關截至2022年12月31日止年度以及截至2024年12月31日止兩個年度各年的車位租售業務代理服務框架協議的年度收取本公司車位租售代理保證金上限分別為人民幣250百萬元、人民幣300百萬元及人民幣300百萬元。因此，根據車位租售業務代理服務框架協議，截至2022年12月31日止年度收取有關車位租售業務代理服務保證金的金額並無超過車位租售業務代理服務框架協議中截至2022年12月31日止年度之年度上限。有關交易的詳情，請查閱本公司日期為2022年6月9日之公告及本公司日期為2022年9月16日之通函。

### 獨立非執行董事確認

根據上市規則第14A.55條，獨立非執行董事已審閱持續關連交易協議，並確認持續關連交易協議項下的交易：

- (1) 於本集團日常及一般業務過程中訂立；
- (2) 按一般商業條款或更佳條款進行；及
- (3) 根據該等協議，其條款屬公平合理，且符合股東的整體利益。

獨立非執行董事進一步確認，有關持續關連交易協議項下持續關連交易之年度上限屬公平合理，並符合本公司及其股東的整體利益，而該等交易乃根據招股章程所披露之定價政策進行。



### Confirmations from the Company's Independent Auditor

In accordance with Rule 14A.56 of the Listing Rules, the Group has engaged its auditor (the “**Auditor**”) to report on the Group’s continuing connected transactions in accordance with Hong Kong Standard on Assurance Engagements 3000 (Revised) “Assurance Engagements Other Than Audits or Reviews of Historical Financial Information” and with reference to Practice Note 740 “Auditor’s Letter on Continuing Connected Transactions under the Hong Kong Listing Rules” issued by the Hong Kong Institute of Certified Public Accountants. The Auditor has issued its unqualified letter containing its findings and conclusions in respect of the aforesaid continuing connected transactions conducted by the Group for the year ended 31 December 2022 and confirmed that nothing has come to its attention in relation to the above continuing connected transactions with regard to the matters set out in Rule 14A.56 of the Listing Rules.

A copy of the auditor’s letter has been delivered by the Company to the Stock Exchange.

### EVENTS AFTER THE REPORTING PERIOD

There are no important events after the Reporting Period and up to the date of this annual report which require disclosure.

### PERMITTED INDEMNITY PROVISION

Subject to applicable laws, the Directors shall be indemnified and secured harmless out of the assets and profits of the Company from and against all actions, costs, charges, losses, damages and expenses which they or any of them may incur or sustain by or by reason of any act done, concurred in or omitted in or about the execution of their duty, or supposed duty, in their respective offices, pursuant to the Articles of Association.

Such permitted indemnity provision has been in force for the year ended 31 December 2022. The Company has arranged for appropriate insurance cover for Directors’ liabilities in respect of legal actions that may be brought against the Directors.

### 本公司獨立核數師的確認

根據上市規則第14A.56條，本集團已委聘核數師（「**核數師**」），以根據香港會計師公會頒佈之香港核證委聘準則第3000號（經修訂）「歷史財務資料審計或審閱以外之核證工作」及參考實務守則第740號「關於香港上市規則下持續關連交易的核數師函件」，對本集團持續關連交易進行報告。核數師已發出無保留意見函件，當中載有其就本集團於截至2022年12月31日止年度所進行的上述持續關連交易的發現及結論及確認並無發現任何與上述持續關連交易有關的事宜與上市規則第14A.56條所載的事宜有關。

本公司已向聯交所提供核數師函件文本。

### 報告期後事項

於報告期間後直至本年報日期，概無任何需要披露之重要事項。

### 獲准許的彌償條文

在適用法律規限下及根據組織章程細則，董事可從本公司的資產及溢利獲得彌償，並確保董事免就執行各自的職務或應有職責或因所作出或發生的作為或不作為而招致或蒙受的所有訴訟、費用、收費、損失、損害及開支招致任何損害。

該等獲准許彌償條文已於截至2022年12月31日止年度生效。本公司已就可能向董事提出的法律訴訟投購適當的董事責任保險。

## CORPORATE GOVERNANCE

The Company recognizes the importance of good corporate governance for enhancing the management of the Company as well as preserving the interests of the shareholders as a whole. The Company has adopted the code provisions set out in the Corporate Governance Code (“CG Code”) as contained in Appendix 14 to the Listing Rules as its own code to govern its corporate governance practices.

In the opinion of the Directors, the Company had complied with the relevant code provisions contained in the CG Code during the year ended 31 December 2022.

The Board will continue to review and monitor the practices of the Company with an aim to maintaining a high standard of corporate governance. Information on the corporate governance practices adopted by the Company is set out in the Corporate Governance Report on pages 75 to 90 of this annual report.

## AUDIT COMMITTEE

The Audit Committee had reviewed together with the management and external auditor the accounting principles and policies adopted by the Company and the audited consolidated financial statements for the year ended 31 December 2022.

## AUDITOR

As disclosed in the announcement of the Company dated 26 April 2022, PricewaterhouseCoopers (“PwC”) has resigned as the auditor of the Company with effect from 25 April 2022. The Group has appointed Zhonghui Anda CPA Limited (“Zhonghui Anda”) as the new auditor of the Company with effect from 26 April 2022, to hold office until the conclusion of the next annual general meeting of the Company. The financial statements have been audited by Zhonghui Anda.

## 企業管治

本公司深明良好企業管治對提高本公司管理及維護股東整體利益的重要性。本公司已採納上市規則附錄十四所載企業管治守則(「**企業管治守則**」)的守則條文，作為其本身管治其企業管治常規的守則。

董事認為，本公司於截至2022年12月31日止年度已遵守企業管治守則所載的相關守則條文。

董事會將繼續檢討及監察本公司的常規，以維持高水平的企業管治。有關本公司採納的企業管治常規的資料載於本年報第75頁至90頁的企業管治報告。

## 審核委員會

審核委員會已與管理層及外部核數師共同審閱本公司的會計原則及政策及截至2022年12月31日止年度的經審核綜合財務報表。

## 核數師

誠如本公司日期為2022年4月26日的公告所披露，羅兵咸永道會計師事務所(「**羅兵咸永道**」)已辭任本公司核數師，自2022年4月25日起生效。本集團已委任中匯安達會計師事務所有限公司(「**中匯安達**」)為本公司新任核數師，自2022年4月26日起生效，任期至本公司下屆股東周年大會結束，財務報表已由中匯安達審核。

### CHANGES IN THE BOARD AND THE DIRECTORS' INFORMATION

During the Reporting Period and up to the date of this annual report, save as disclosed in this report, the Directors confirm that no information is required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules.

### FUTURE PLANS FOR MATERIAL INVESTMENTS

The Group did not have any future plans for material investments as of the date of this annual report.

### COMPLIANCE WITH LAWS AND REGULATIONS

The Group continues to keep itself updated over the requirement of the relevant laws and regulations applicable to it to ensure compliance. During the Reporting Period, the Group had complied with all relevant laws and regulations in all material aspects and have obtained all applicable material licenses, approvals and permits from relevant regulatory authorities. During the year ended 31 December 2022, there was no material breach of, or non-compliance, with applicable laws and regulations by the Group.

On behalf of the Board  
**Hu Yiping**  
Chairman

### 董事會及董事資料的變動

於報告期間及直至本年報日期，除本報告所披露者外，董事確認並無須根據上市規則第13.51B(1)條披露任何資料。

### 重大投資的未來計劃

截至本年報日期，本集團並無任何未來重大投資計劃。

### 遵守法律及法規

本集團繼續保持更新及遵守適用的相關法律及法規規定，以確保合規。於報告期間，本集團已在所有重大方面遵守所有相關法律及法規並已從相關監管機關取得所有適用的重要執照、批准及許可證。於截至2022年12月31日止年度，本集團概無嚴重違反或不遵守相關法律及法規。

承董事會命  
主席  
胡一平

# Corporate Governance Report

## 企業管治報告

The Group is committed to maintaining and strengthening high standards of corporate governance by focusing on principles of integrity, accountability, transparency, independence, responsibility and fairness, in order to safeguard and protect the interests of the Shareholders and to enhance corporate value and accountability system. The Company has adopted the principles and code provisions of the Corporate Governance Code as the basis of the Company's corporate governance practices, and the Corporate Governance Code has been applicable to the Company with effect from the Listing Date.

For the year ended 31 December 2022, the Company has complied with all applicable code provisions set out in the Corporate Governance Code, except for the deviation from code provisions C.5.3 and D.1.2. According to the code provision C.5.3, notice of at least 14 days should be given of a regular board meeting to give all directors an opportunity to attend. According to the code provision D.1.2, management should provide all members of the board with monthly updates giving a balanced and understandable assessment of the issuer's performance, position and prospects in sufficient detail to enable the board as a whole and each director to discharge their duties under Rule 3.08 and Chapter 13. The Board confirmed that such deviation from the code provisions was unintentional and it will continue to review and monitor the practices of the Company for the purpose of complying with the Corporate Governance Code and maintaining a high standard of corporate governance practices of the Company, and disclose its compliance with the Corporate Governance Code in the future announcements and financial reports.

### BOARD OF DIRECTORS

The Board takes on the responsibility to oversee all major matters of the Company and is charged with promoting the success of the Company by directing and supervising its affairs. The Board has general powers for the management and conduct of the Company's business. The day-to-day operations and management are delegated by the Board to the management of the Company, who will implement the strategy and direction as determined by the Board.

The Board will review the structure and composition of the Board from time to time in light of prevailing circumstances, in order to maintain a high standard of corporate governance practices of the Company. The Board has a balance of skills and experience appropriate for the requirements of the business of the Company. The Company has also adopted a board diversity policy which sets out the objective and approach to achieve diversity of the Board.

本集團透過專注於持正、問責、透明、獨立、盡責及公平原則，致力於維持及強化高標準的企業管治，以維護及保障股東的利益及提升企業價值和問責制度。本公司的企業管治常規採用企業管治守則之原則及守則條文，企業管治守則自上市日期起適用於本公司。

截止2022年12月31日止年度，本公司已遵守企業管治守則中載列的所有適用守則條文，惟偏離守則條文第C.5.3條及第D.1.2條除外。根據守則條文第C.5.3條，董事會例會應至少提前14天發出通知，以便讓所有董事有機會出席。根據守則條文第D.1.2條，管理層應每月向董事會所有成員提供最新資訊，對發行人的業績、狀況及前景作出平衡且可理解的評估，並提供足夠的細節，以便讓董事會作為一個整體及每位董事能夠履行其在規則3.08及第13章項下的職責。董事會確認，有關偏離守則條文的行為屬無意之舉，而其將繼續檢討及監督本公司的慣例，以遵守企業管治守則及保持本公司的高水平的企業管治常規，並於未來的公告及財務報告中披露其遵守企業管治守則的情況。

### 董事會

董事會負責監督本公司所有重大事務並透過指導及監督其事務推動本公司邁向成功。董事會擁有管理及從事本公司業務的一般權力。董事會將日常經營及管理權力授予本公司管理層負責，管理層將執行董事會釐定的策略及指引。

董事會將不時根據現況檢討董事會架構及組成，以保持本公司的高水平企業管治慣例。董事會具備適合本公司業務需要的技能和經驗。本公司亦已採納董事會多元化政策，其中載列實現董事會多元化的目標及方法。

# Corporate Governance Report

## 企業管治報告

The Board currently comprises six Directors, including three executive Directors and three independent non-executive Directors.

The composition of the Board during the year ended 31 December 2022 and up to the date of this annual report is as follows:

### Executive Directors

Mr. Hu Yiping  
(Chairman of the Board, Executive Director and Chairman)  
Mr. Tang Junjie (Executive Director and President)  
Ms. Zhu Xiaoli (Executive Director and President Assistant)  
(resigned on 14 April 2023)  
Ms. Zheng Peng (Executive Director) (appointed on 14 April 2023)

### Independent Non-executive Directors

Mr. Jia Shenghua (resigned on 14 April 2023)  
Mr. Rui Meng  
Mr. Yang Xi  
Dr. Wong Wing Kuen Albert (appointed on 14 April 2023)

No Board member has other relationship with the other Board members of the Company.

Code provision C.2.1 of the Code states that the roles of chairman and chief executive officer should be separate and should not be performed by the same individual. The chairman, Mr. Hu Yiping, focuses on the overall management of the investment strategies and business development of the Group. The executive Director and president, Mr. Tang Junjie is responsible for day-to-day business and management of the Group. Such division of responsibilities helps to reinforce their independence and to ensure a balance of power and authority.

Each of the executive Directors has entered into a service contract with the Company on 21 June 2021, respectively and each of the non-executive Directors and independent non-executive Directors has entered into their respective letters of appointment.

The aggregate remuneration (including fees, salaries, contributions to pension schemes, share-based compensation expenses, discretionary bonuses, housing and other allowances and other benefits in kind) payable to the Directors for the year ended 31 December 2022 was approximately RMB3.8 million.

現董事會由六名董事組成，包括三名執行董事及三名獨立非執行董事。

截至2022年12月31日止年度及直至本年報日期，董事會的構成如下：

### 執行董事

胡一平先生  
(董事會主席、執行董事兼董事長)  
唐俊傑先生(執行董事兼總裁)  
朱曉莉女士(執行董事兼總裁助理)  
(於2023年4月14日辭任)  
鄭鵬女士(執行董事)(於2023年4月14日獲委任)

### 獨立非執行董事

賈生華先生(於2023年4月14日辭任)  
芮萌先生  
楊熙先生  
王永權博士(於2023年4月14日獲委任)

董事會成員與本公司其他董事會成員並無其他關係。

守則的守則條文第C.2.1條列明，主席與行政總裁的角色應有區分，並不應由一人同時兼任。主席胡一平先生負責本集團的整體投資戰略管理及業務開發。執行董事兼總裁唐俊傑先生負責本集團日常業務及管理。職責區分有助加強彼等獨立處事，並確保權力及職權間取得平衡。

各執行董事已分別於2021年6月21日與本公司訂立服務合約，且各非執行董事及獨立非執行董事已各自訂立委任函。

截至2022年12月31日止年度，向董事應付的薪酬總額(包括袍金、薪金、退休金計劃供款、以股份為基礎的薪酬開支、酌情花紅、住房及其他津貼以及其他實物福利)約為人民幣3.8百萬元。

The remuneration of the Directors and senior management is determined with reference to salaries paid by comparable companies, time commitment and responsibilities of the Directors and performance of the Group.

During the year ended 31 December 2022 the Company has three independent non-executive Directors, which meets the requirement of the Listing Rules that the number of independent non-executive directors must represent at least one-third of the Board and should not be less than three.

The Company has received a written confirmation of independence from each of the independent non-executive Directors pursuant to Rule 3.13 of the Listing Rules, and considers them to be independent.

The Directors have access to the services of the company secretary to ensure that the Board procedures are followed. During the year ended 31 December 2022, the Company has engaged Ms. So Shuk Yi Betty, a vice president of SWCS Corporate Services Group (Hong Kong) Limited (a company secretarial service provider), as the company secretary.

In compliance with Rule 3.29 of the Listing Rules, Ms. So has undertaken no less than 15 hours of relevant professional training during the year ended 31 December 2022.

On the first occasion of each Director's appointment, the Company has arranged a comprehensive induction to ensure that he/she has a proper understanding of the Company's operations and business and is fully aware of the director's responsibilities under the Listing Rules and other relevant statutory requirements. The Company will arrange suitable training for all Directors in order to develop and refresh their knowledge and skills as part of their continuous professional development.

During the year ended 31 December 2022, all Directors has attended training session arranged by the Company which was provided by the professional advisers relating to the topics of the duties and continuing obligations of directors in listed companies, notifiable transactions and update on the Listing Rules.

董事及高級管理層薪酬乃經參考可資比較公司所支付的薪金、董事需付出的時間及職責以及本集團的業績予以釐定。

截至2022年12月31日止年度，本公司共有三名獨立非執行董事，符合上市規則所規定獨立非執行董事人數須佔董事會成員人數至少三分之一且不得少於三人。

根據上市規則第3.13條，本公司已收到來自各獨立非執行董事對其獨立性的書面確認，且認為彼等均具獨立性。

董事可獲公司秘書提供服務，以確保董事會程序得到遵守。截至2022年12月31日止年度，本公司已委聘蘇淑儀女士（方圓企業服務集團（香港）有限公司（一間公司秘書服務供應商）的總監）擔任公司秘書。

為遵守上市規則第3.29條的規定，截至2022年12月31日止年度，蘇女士已進行不少於15小時的相關專業培訓。

各董事於首次獲委任時，本公司已安排全面入職培訓，確保其對本公司的運營及業務有適當的瞭解，且充分知悉董事於上市規則及其他相關法定要求項下的責任。本公司將為全體董事安排合適培訓，以發展及更新其知識與技能，作為其持續專業發展的一部分。

於截至2022年12月31日止年度，全體董事均已出席本公司所安排的培訓課程，有關課程由專業顧問提供，內容有關上市公司董事的職責及持續責任、須予披露交易及上市規則的更新規定。

# Corporate Governance Report

## 企業管治報告

Herebelow is a summary of training received by the Directors for the year ended 31 December 2022:

以下為董事於截至2022年12月31日止年度接受的培訓概要：

Name of Directors	董事姓名	Training 培訓
Mr. Hu Yiping	胡一平先生	√
Mr. Tang Junjie	唐俊傑先生	√
Ms. Zhu Xiaoli	朱曉莉女士	√
Mr. Jia Shenghua	賈生華先生	√
Mr. Rui Meng	芮萌先生	√
Mr. Yang Xi	楊熙先生	√

During the year ended 31 December 2022, all the Directors attended the aforementioned comprehensive induction training and read the relevant materials to keep themselves abreast of regulatory developments and changes.

截至2022年12月31日止年度，全體董事均參加上述全面入職培訓，並閱讀相關材料，以緊貼監管發展及變動。

Code provision C.5.1 of the Corporate Governance Code requires that board meetings should be held at least four times a year at approximately quarterly intervals with active participation of the majority of the Directors, either in person or through electronic means of communications.

企業管治守則守則條文第C.5.1條規定，董事會每年應至少舉行四次會議，大約每季一次，並由大部分董事親身或透過電子通訊方式積極參與。

The Directors expects to convene at least four regular Board meetings in each financial year at approximately quarterly intervals in accordance with code provision C.5.1 of the Corporate Governance Code.

董事預期根據企業管治守則守則條文第C.5.1條，董事會於每個財政年度至少應舉行四次定期會議，大約每季一次。

For the year ended 31 December 2022, 5 Board meetings were held by the Company. The table below sets out the details of Board meetings attendance of each Director during the year ended 31 December 2022.

截止2022年12月31日止年度，本公司已召開5次。下表載列於截至2022年12月31日止年度各董事出席董事會會議的詳情。

		Attended/Eligible to attend Board meeting 出席／應出席董事會會議次數
<b>Executive Directors</b>		
Mr. Hu Yiping	執行董事 胡一平先生	5/5
Mr. Tang Junjie	唐俊傑先生	5/5
Ms. Zhu Xiaoli	朱曉莉女士	5/5
<b>Independent Non-executive Directors</b>		
Mr. Jia Shenghua	獨立非執行董事 賈生華先生	5/5
Mr. Rui Meng	芮萌先生	5/5
Mr. Yang Xi	楊熙先生	5/5

## CORPORATE GOVERNANCE FUNCTIONS

The Board is responsible for performing the functions set out in the code provision A.2.1 of the Corporate Governance Code. The Board reviewed the Company's corporate governance policies and practices, training and continuous professional development of Directors and senior management, the Company's policies and practices on compliance with legal and regulatory requirements, the compliance of the Model Code and written employee guidelines, and the Company's compliance with the Code and disclosure in this Corporate Governance Report.

## BOARD COMMITTEES

The Company has three principal Board committees, namely the Audit Committee, the Nomination Committee and the Remuneration Committee. Each of the Board committees operates under its terms of reference. The terms of reference of the Board committees are available on the website of the Company and that of the Stock Exchange.

The Board committees are provided with sufficient resources to discharge their duties and, upon reasonable request, are able to seek independent professional advice in appropriate circumstances, at the Company's expense.

## 企業管治職能

董事會負責履行企業管治守則之守則條文第A.2.1條所載之職能。董事會已檢討本公司之企業管治政策及慣例、董事及高級管理層之培訓及持續專業發展、本公司在遵守法律法規規定、遵守標準守則及書面員工指引以及遵守守則方面之政策及慣例及於本企業管治報告中作出的披露。

## 董事委員會

本公司設有三個主要董事委員會，即審核委員會、提名委員會及薪酬委員會。各個董事委員會均按其職權範圍運作。董事委員會之職權範圍於本公司及聯交所網站可供查閱。

董事委員會獲提供履行職責的充足資源，並在適當情況下（在提出合理要求後）可徵詢獨立專業意見，費用由本公司承擔。



# Corporate Governance Report

## 企業管治報告

### AUDIT COMMITTEE

The Company has established the Audit Committee with written terms of reference in compliance with Rule 3.21 of the Listing Rules and the Corporate Governance Code. The Audit Committee consists of three members, namely Mr. Jia Shenghua, Mr. Rui Meng and Mr. Yang Xi, all of whom are independent non-executive Directors. Mr. Rui Meng has been appointed as the chairman of the Audit Committee, and Mr. Rui Meng has the appropriate professional qualifications or related financial management expertise as required under Rule 3.10(2) of the Listing Rules.

The primary duties of the Audit Committee include, but are not limited to (i) assisting the Board by providing an independent opinion on the effectiveness of financial reporting process, internal controls and risk management system of the Group; (ii) overseeing the audit procedures and performing other duties and responsibilities designated by the Board.

For the year ended 31 December 2022, 5 meeting of the Audit Committee was held and the attendance record of the Audit Committee members is set out in the table below:

		Attended/Eligible to attend 出席/應出席會議次數
<b>Directors</b>	<b>董事</b>	
Mr. Jia Shenghua	賈生華先生	5/5
Mr. Rui Meng	芮萌先生	5/5
Mr. Yang Xi	楊熙先生	5/5

The Audit Committee reviewed the financial reporting system, compliance procedures, internal control (including the adequacy of resources, staff qualifications and experience, training programs and budget of the Company's accounting and financial reporting functions) and risk management systems, effectiveness of the Company's internal audit function and processes and the reappointment of the external auditor. The Board had not deviated from any recommendation given by the Audit Committee on the selection, appointment, resignation or dismissal of external auditor.

The Audit Committee also reviewed the annual results of the Company and its subsidiaries for the year ended 31 December 2022.

### 審核委員會

本公司根據上市規則第3.21條及企業管治守則成立審核委員會並訂明其書面職權範圍。審核委員會包括三名成員，即獨立非執行董事賈生華先生、芮萌先生以及楊熙先生。芮萌先生獲委任為審核委員會主席，芮萌先生具有上市規則第3.10(2)條所要求的適當專業資格或相關財務管理專長。

審核委員會的主要職責包括(但不限於)：(i)協助董事會，就本集團的財務申報程序、內部控制及風險管理系統的有效性提供獨立意見；(ii)監督審計程序並履行董事會指派的其他職責及責任。

截至2022年12月31日止年度，審核委員會曾舉行5次會議及審核委員會成員的出席記錄載於下表：

審核委員會已檢討財務報告系統、合規程序、內部監控(包括資源的充足性、員工資格及經驗、本公司會計及財務報告部門的培訓計劃及預算)、風險管理系統、本公司內部審核職能的有效性以及流程以及重新委任外部核數師。董事會並未偏離審核委員會就外部核數師的甄選、委任、辭職或解僱所提出的任何建議。

審核委員會亦審閱本公司及其附屬公司截至2022年12月31日止年度業績。

## NOMINATION COMMITTEE

Pursuant to paragraph B.3 of the Corporate Governance Code as set out in Appendix 14 of the Listing Rules, the Group has established a Nomination Committee with written terms of reference. The Nomination Committee consists of three members, namely Mr. Hu Yiping, Mr. Jia Shenghua and Mr. Rui Meng. Mr. Hu Yiping has been appointed as the chairman of the Nomination Committee.

The primary duties of the Nomination Committee include, but are not limited to, (i) reviewing the structure, size and composition of the Board; (ii) assessing the independence of the independent non-executive Directors; and (iii) making recommendations to the Board on relevant matters relating to the appointment of the Directors.

For the period ended 31 December 2022, 1 meeting of the Nomination Committee were held and the attendance record of the Nomination Committee members is set out in the table below:

		<b>Attended/Eligible to attend</b>
		<b>出席／應出席會議次數</b>
<b>Directors</b>	<b>董事</b>	
Mr. Hu Yiping	胡一平先生	1/1
Mr. Jia Shenghua	賈生華先生	1/1
Mr. Rui Meng	芮萌先生	1/1

During the year ended 31 December 2022, the Nomination Committee has reviewed the nomination policy and the Board Diversity Policy; assessed the independence of independent non-executive Directors; and made recommendation to the Board in relation to the re-election of retiring Directors at the annual general meeting.

The Nomination Committee has conducted an annual assessment of the independence of each independent non-executive Director and made recommendations to the Board on the appointment of Directors and senior management of the Company during the year ended 31 December 2022.

## 提名委員會

遵照《上市規則》附錄14所載《企業管治守則》第B.3段，本集團已成立提名委員會並制定書面職權範圍。提名委員會由三名成員組成，分別為胡一平先生、賈生華先生及芮萌先生。胡一平先生已獲委任為提名委員會主席。

提名委員會的主要職責包括，但不限於：(i) 審閱董事會的架構、規模和組成；(ii) 評估獨立非執行董事的獨立性；及(iii) 就委任董事相關事宜向董事會提出推薦建議。

截至2022年12月31日止期間，提名委員會曾舉行1次會議及提名委員會成員的出席記錄載於下表：

截至2022年12月31日止年度，提名委員會已檢討提名政策及董事會多元化政策；評估獨立非執行董事的獨立性；及就於股東週年大會上重選退任董事向董事會提出建議。

提名委員會已就各獨立非執行董事的獨立性進行年度評估，並就截至2022年12月31日止年度本公司董事及高級管理層的委任向董事會提供建議。

### REMUNERATION COMMITTEE

Pursuant to Rule 3.25 of the Listing Rules and paragraph E.1 of the Corporate Governance Code as set out in Appendix 14 of the Listing Rules, the Group has established a Remuneration Committee with written terms of reference. The Remuneration Committee consists of three members, namely Mr. Jia Shenghua, Mr. Tang Junjie and Mr. Rui Meng. Mr. Jia Shenghua has been appointed as the chairman of the Remuneration Committee.

The primary duties of the Remuneration Committee include, but are not limited to (i) making recommendations to the Board on the policy and structure of remuneration for directors and senior management and on the establishment of a formal and transparent process for developing such remuneration policy; (ii) determining the specific terms of the remuneration packages and equity plan for all directors and senior management; and (iii) reviewing and approving performance-based remuneration with reference to the corporate goals and objectives resolved by the Board from time to time.

For the year ended 31 December 2022, 1 meeting of the Remuneration Committee was held and the attendance record of the Remuneration Committee members is set out in the table below:

		Attended/Eligible to attend 出席／應出席會議次數
<b>Directors</b>	<b>董事</b>	
Mr. Jia Shenghua	賈生華先生	1/1
Mr. Rui Meng	芮萌先生	1/1
Mr. Tang Junjie	唐俊傑先生	1/1

The Remuneration Committee discussed and reviewed the service agreement, appointment letter and remuneration policy and terms of Share Option Scheme for Directors and senior management of the Company, and made recommendations to the Board on the service agreement, appointment letter and remuneration packages of individual executive Directors and senior management.

### 薪酬委員會

遵照《上市規則》第3.25條及《上市規則》附錄十四所載《企業管治守則》第E.1段，本集團已成立薪酬委員會並制定書面職權範圍。薪酬委員會由三名成員組成，分別為賈生華先生、唐俊傑先生及芮萌先生。賈生華先生已獲委任為薪酬委員會主席。

薪酬委員會的主要職責包括，但不限於：(i)就董事及高級管理層薪酬的政策和架構以及就制定有關薪酬政策而設立正式和透明的程序向董事會提出推薦建議；(ii)釐定所有董事及高級管理層的薪酬方案及股權計劃具體條款；及(iii)參考董事會不時議決的企業目標及宗旨而審閱及批准績效薪酬。

截至2022年12月31日止年度，薪酬委員會曾舉行1次會議及薪酬委員會成員的出席記錄載於下表：

薪酬委員會已討論及檢討本公司董事及高級管理層的服務協議、委任函及薪酬政策以及購股權計劃之條款，並已就個別執行董事及高級管理層的服務協議、委任函及薪酬待遇向董事會提出建議。

## MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code as its code of conduct regarding Directors' securities transactions as set out in Appendix 10 to the Listing Rules. The provisions under the Listing Rules in relation to compliance with the Model Code by the Directors regarding securities transactions have been applicable to the Company since the Listing Date. All Directors have confirmed, following specific enquiry by the Company, that they have complied with the Model Code for the year ended 31 December 2022.

## NOMINATION POLICY

The Company has adopted a nomination policy (the “**Nomination Policy**”) which sets out the selection criteria and procedures to nominate board candidates.

The Nomination Policy aims to nominate suitable candidates to the Board. Pursuant to the Nomination Policy, the Nomination Committee shall identify suitable board candidates and make recommendation to the Board, after assessing a number of factors of a candidate, including, but not limited to, reputation for integrity, accomplishment and experience, commitment in respect of available time and relevant interests, independence of proposed independent non-executive Directors and diversity in all aspects. The Board shall have the final decision in relation to its nomination of any candidates to stand for election at a general meeting.

The Nomination Committee will review the Nomination Policy, as appropriate, and recommend revision to the Board for consideration and approval.

## DIVIDEND POLICY

The Company has adopted a dividend policy (“**Dividend Policy**”), pursuant to which the Company may declare and distribute dividends to the Shareholders, provided that the declaration and distribution of dividends is not in excess of the amount recommended by the Board.

The recommendation of the payment of any dividend is subject to the discretion of the Board, and any declaration of final dividend will be subject to the approval of the Shareholders. In proposing any dividend payout, the Board shall also take into account, among other things, the Group's financial results, Shareholders' interests; general business conditions and strategies, financial condition, capital requirements, taxation considerations, contractual, statutory and regulatory restriction (if any), and any other conditions the Directors may deem relevant at

## 董事進行證券交易的標準守則

本公司已採納上市規則附錄10所載標準守則，作為有關董事進行證券交易的行為守則。上市規則有關董事遵守進行證券交易的行為守則的條文自上市日期起適用於本公司。經本公司作出具體查詢後，全體董事確認，截至2022年12月31日止年度，彼等已遵守標準守則。

## 提名政策

本公司已採納提名政策（「**提名政策**」），其中載有獲提名董事會候選人的甄選標準及提名程序。

提名政策旨在提名合適人選予董事會。根據提名政策，提名委員會將物色適合的董事會候選人，並經評估候選人的多項因素後向董事會提出推薦意見，包括但不限於，誠信聲譽、成就及經驗、能夠付出的時間及對相關事務的關注、建議獨立非執行董事的獨立性及各方面的多元化。董事會就提名任何候選人於股東大會參選擁有最終決定權。

提名委員會將於有需要時檢討提名政策，並向董事會提出建議修訂以供考慮及批准。

## 股息政策

本公司已採納股息政策（「**股息政策**」），據此，本公司可向股東宣派及派發股息，惟宣派及派發的股息不可超過董事會建議的數額。

支付任何股息的建議視乎董事會酌情決定，且宣派末期股息須待股東批准後方可作實。於提議派發任何股息時，董事會亦須考慮（其中包括）本集團的財務業績、股東權益；整體業務狀況及策略、財務狀況、資金需求、稅務考慮因素、合約、法定及規管限制（如有）及董事認為

# Corporate Governance Report

## 企業管治報告

such time. Any payment of the dividend by the Company is also subject to any restrictions under the Companies Law of the Cayman Islands and the Articles of Association.

The Dividend Policy will be reviewed from time to time and there is no assurance that a dividend will be proposed or declared in any specific periods.

### BOARD DIVERSITY POLICY

The Company has adopted the Board Diversity Policy which sets out the approach to achieve diversity of the Board. The Company recognises the benefits of having a diversified Board and sees increasing diversity at the Board level as an essential element in supporting the attainment of the Group's strategic objectives and sustainable development. The Group seeks to achieve diversity of the Board through the consideration of a number of factors, including but not limited to professional experience, skills, knowledge, education background, gender, age and ethnicity. In addition, members of the Board has a balanced mix of experience including overall management, brand enhancement, business development, legal, financial, audit and accounting experience. The ages of the Directors range from 41 to 58 years old and their educational backgrounds range from civil engineering, corporate management, public administration, financial management, agricultural economics and management, international economics to journalism and communication studies.

The Company has adopted the Board Diversity Policy with the aim of achieving an appropriate level of diversity among Board members according to the circumstances of the Group from time to time. In summary, the Board Diversity Policy sets out that when considering the nomination and appointment of a Director, with the assistance of the Nomination Committee, the Board would consider a range of diversity of perspectives, including but not limited to the professional experience, skills, knowledge, education background, gender, age and ethnicity, in order to better serve the needs and development of the Company. All Board appointments will be based on merits and candidates will be considered against objective criteria, having due regard to the benefits of diversity to the Board.

The Board currently has one female Director and as such has achieved gender diversity in respect of the Board. We will strive to enhance female representation and achieve an appropriate balance of gender diversity with reference to the stakeholders' expectation and international and local recommended best practices. We will also ensure that there is gender diversity when recruiting staff at mid to senior level and we are committed to provide career development

當時相關的任何其他條件。本公司支付任何股息亦須受開曼群島公司法及組織章程細則的任何限制所規限。

本公司將不時檢討股息政策，且概不保證於任何特定期間擬派或宣派股息。

### 董事會多元化政策

本公司已採納董事會多元化政策，其中載列實現董事會多元化的方法。本公司深知董事會多元化帶來的益處並視董事會層面日益多元化為支持本集團達到戰略目標及維持可持續發展的關鍵元素。本集團尋求通過考慮多種因素來實現董事會多元化，包括但不限於專業經驗、技能、知識、教育背景、性別、年齡及種族。此外，董事組合具備均衡的經驗，包括全面管理、品牌提升、業務發展、法律、財務、審計及會計經驗。董事的年齡範圍為41至58歲，教育背景涵蓋土木工程、企業管理、公共管理、理財學、農業經濟與管理、國際經濟到新聞學和傳播學等多個領域。

本公司已採納董事會多元化政策，根據本集團不時的情況，致力達致董事會成員適當的多元化水平。概括而言，董事會多元化政策載列，在提名委員會的協助下，於考慮提名及委任董事時，董事會將會考慮多個方面，包括但不限於專業經驗、技能、知識、教育背景、性別、年齡及種族，以更好地切合本公司需要及發展。董事會所有委任均以用人唯才為基準，並在考慮人選時考慮客觀標準及對董事會多元化的裨益。

董事會目前擁有一名女性董事，故就董事會而言已達致性別多樣化。我們將參考利益相關者的期望以及國際及本地的最佳實踐建議，致力提升女性比例並實現性別多元化的適當平衡。我們亦將確保於中高級員工招聘中促進性別多

opportunities for female staff so that we will have a pipeline of female senior management and potential successors to our Board in near future.

The Company plans to offer all-rounded trainings to female employees whom we consider to have the suitable experience, skills and knowledge of our operation and business, including but not limited to, business operation, management, accounting and finance, legal and compliance and research and development. The Nomination Committee will review the Board Diversity Policy from time to time to ensure its continued effectiveness.

## REMUNERATION PAYABLE TO MEMBERS OF SENIOR MANAGEMENT

Pursuant to the then applicable code provision B.1.5 of the Corporate Governance Code, the annual remuneration of members of the senior management (other than Directors) by band for the year ended 31 December 2022 is set out below:

Salary	薪資	Number of members of senior management 高級管理層成員人數
Nil to HK\$1,000,000	零至1,000,000港元	3

## EXTERNAL AUDITOR

The Company appointed Zhonghui Anda CPA Limited as the external auditor for the year ended 31 December 2022.

Details of the fees paid/payable in respect of the audit and non-audit services provided by Zhonghui Anda CPA Limited for the year ended 31 December 2022 are set out in the table below:

		Services rendered 所提供的服務 (RMB'000) (人民幣千元)
Annual audit of the financial statements of the Group	對本集團財務報表的年度審計	2,700
Non-audit service fee	非核數服務費	179
Total	合計	2,879

元化，並致力為女性員工提供職業發展機會，從而於不久將來提供女性高級管理層渠道並擁有董事會潛在繼任者。

本公司計劃為我們認為具備我們營運及業務所需經驗、技能和知識的女性員工提供全面的培訓，包括但不限於業務營運、管理、會計及財務、法律及合規以及研發。提名委員會將不時檢討董事會多元化政策，以確保其持續效力。

## 應付高級管理層成員薪酬

根據當時適用的企業管治守則B.1.5條守則條文，截至2022年12月31日止年度，高級管理層成員（董事除外）之年薪按組別載列如下：

## 外部核數師

截至2022年12月31日止年度，本公司委任中匯安達會計師事務所有限公司擔任外部核數師。

下表載列截至2022年12月31日止年度就中匯安達會計師事務所有限公司提供的審計及非審計服務已付／應付費用詳情：

### ACCOUNTABILITY AND AUDIT

The Directors are responsible for overseeing the preparation of the financial statements which give a true and fair view of the state of affairs of the Group and of the results and cash flow during the Reporting Period. A statement from the auditor about its reporting responsibilities on the financial statements is set out on pages 91 to 95 of this annual report. In preparing the financial statements for the year ended 31 December 2022, the Directors have selected suitable accounting policies and applied them consistently, made judgments and estimates that are prudent, fair and reasonable and prepared the financial statements on a going concern basis.

### INTERNAL CONTROLS AND RISK MANAGEMENT

#### Risk Management and Internal Control System

During the reporting year, the Group has complied with Code D.2 of the CG Code through the establishment of an appropriate and effective risk management and internal control system. Management is responsible for the design, implementation and monitoring of such system and the Board continuously monitors the performance of management in discharging its responsibilities and has engaged an external independent internal control consultant to review the Group's risk management and internal control system for the year. The review procedures performed by the independent internal control consultant include reviewing the existing risk management and internal control system, assessing the adequacy of material internal controls for the Group, and reporting key risk information and internal control findings to the Board and management, and the management has reported the internal control findings and risk assessment results identified by the independent internal control consultant to the Board and has implemented an action plan and will provide the Board with regular updates on the remediation progress.

#### Reviewing the Effectiveness of Risk Management and Internal Control System

The Board takes the lead to evaluate the risk management and internal control systems of the Group by reviewing the major operations of the Group on a rotational basis every year with review period covering the full financial year. During the reporting year, the Board has conducted a review of the Group's risk management and internal control system, including but not limited to (i) changes in the nature and extent of significant risks and the Company's ability to respond to changes in its business and external environment, (ii) the scope and quality of management's continuing oversight of the risk and internal control

### 問責及審計

董事負責監督財務報表的編製工作，以真實公平地反映本集團的事務狀況以及報告期的業績及現金流量。核數師就其對財務報表的申報責任的聲明載於本年報第91至95頁。於編製截至2022年12月31日止年度的財務報表時，董事已選擇合適的會計政策並貫徹應用，作出審慎、公平及合理的判斷及估計，並按持續基準編製財務報表。

### 內部監控及風險管理

#### 風險管理及內部監控系統

於本報告年度，本集團已透過建立合適及有效的風險管理及內部監控系統遵守企業管治守則第D.2條。管理層負責設計、實施及監管有關系統，而董事會持續監控管理層履行其職責，以及委聘外部獨立內控顧問對集團本年度的風險管理及內部監控系統進行審閱。獨立內控顧問進行的審閱程序包括檢討現有的風險管理及內部監控系統，評估重大內部監控措施對本集團而言是否充分足夠，並向董事會及管理層報告關鍵風險資料及內控發現，管理層已向董事會報告獨立內控顧問識別的內部監控發現及風險評估結果，並已落實行動計劃以及將定期向董事會提供補救的後續發展情況。

#### 檢討風險管理及內部監控系統的有效性

董事會牽頭評估本集團的風險管理及內部監控系統，方式為每年輪流審查本集團的主要業務，且審查期涵蓋整個財政年度。於本報告年度，董事會已對本集團風險管理及內部監控系統進行檢討，包括但不限於(i)重大風險的性質及程度的變化以及本公司應對業務及外部環境變化的能力，(ii)管理層持續監督風險及內部監控系統的範圍及質素；(iii)與董事會及審核委員會溝通監督結果以評估本公司的控制及風險管

system, (iii) communication of oversight results with the Board and the Audit Committee to assess the scope and frequency of the effectiveness of the Company's control and risk management, (iv) significant control deficiencies or weaknesses identified, and (v) the effectiveness of the Company's financial reporting process and compliance with the Listing Rules, and (vi) review of the risk management and internal control reviews conducted by the independent internal control consultant during the year.

Based on the above review, the Board is of the opinion that the Group's risk management and internal control system are effective and adequate and no material issues have been identified that may have an impact on the financial controls, operational controls, compliance controls and risk management functions of the Group. In addition, the Board also considers that the resources, staff qualifications and experience, training courses and budget of the Company's accounting, compliance, legal and financial reporting functions were adequate and effective during the reporting year.

## INSIDE INFORMATION

With respect to procedures and internal controls for the handling and dissemination of inside information, the Company takes seriously of its obligations under the new Part XIVA of the SFO and the Listing Rules. The Company has adopted a continuous disclosure compliance policy which sets out guidelines and procedures to the Directors and officers of the Group to ensure inside information of the Group is to be disseminated to the public in equal and timely manner. Briefing session is held regularly for officers to facilitate their understanding and compliance with the policy.

## SHAREHOLDERS

### Convening of Extraordinary General Meetings by Shareholders

The Company is incorporated in the Cayman Islands. The Board may whenever it thinks fit call extraordinary general meetings. Pursuant to the Articles of Association, general meetings shall also be convened on the written requisition to the Board or the secretary of the Company of any one or more members of the Company holding, at the date of deposit of the requisition, not less than one-tenth of the paid up capital of the Company carrying the right of voting at general meetings of the Company. Such meeting shall be held within two (2) months after the deposit of such requisition. If within 21 days of such deposit the Board fails to proceed to convene such meeting, the requisitioner(s) himself (themselves) may convene the general meeting in

理有效性的範圍及頻率，(iv)已發現的重大監控缺陷或薄弱環節，及(v)本公司財務報告流程的有效性及上市規則的合規情況，及(vi)審閱獨立內控顧問對本年度進行的風險管理及內部監控審閱。

根據以上的檢討，董事會認為，本集團的風險管理及內部監控系統有效及足夠，亦無發現任何可能對集團財務監控、運作監控、合規監控以及風險管理功能可能構成影響的重要事項。此外，董事會亦認為，本公司於本報告年度內在會計、合規、法律及財務申報職能方面的資源、員工資歷及經驗、培訓課程及預算足夠且有效。

## 內幕消息

在處理及發放內幕消息之程序及內部監控方面，本公司高度重視其於證券及期貨條例新XIVA部及上市規則下之責任。本公司已採納持續披露合規政策，政策載列對本集團董事及管理人員之指引及程序，以確保本集團之內幕消息公平、及時地公開。本集團定期為管理人員舉行簡報會，協助彼等了解及遵守相關政策。

## 股東

### 股東召開股東特別大會

本公司於開曼群島註冊成立。董事會可於其認為適當的情況下隨時召開股東特別大會。根據組織章程細則，本公司任何一名或以上於提請要求當日持有不少於本公司繳足股本(賦有權利在本公司股東大會投票)十分之一的股東向本公司董事會或秘書發出書面要求後亦可召開股東大會。有關大會應於提請要求後兩(2)個月內舉行。倘於提請要求後21日內董事會未有召開大會，則提請要求的人士自身可按相同方式



# Corporate Governance Report

## 企業管治報告

the same manner, and all reasonable expenses incurred by the requisitioner(s) as a result of the failure of the Board shall be reimbursed to the requisitioner(s) by the Company.

### Putting forward proposals at general meetings

To safeguard Shareholder's interests and rights, separate resolutions are and will be proposed at general meetings on each substantial issue, including the election of individual Directors.

The procedures for Shareholder to propose a person for election as a Director is available on the Company's website (<https://www.dexinfuwu.com>).

Shareholders may lodge written notice to the joint company secretaries of the Company at 40/F, Dah Sing Financial Centre, 248 Queen's Road East, Wanchai, Hong Kong, provided that the minimum length of the period, during which such written notice is given, shall be at least seven (7) days and that the lodgment of such notice shall commence no earlier than the day after the dispatch of the notice of the general meeting appointed for such election and end no later than seven (7) days prior to the date of such general meeting. The written notice will be verified with the joint company secretaries of the Company and upon their confirmation that the request is proper and in order, they will ask the Nomination Committee and the Board to consider to include the resolution in the agenda for the general meeting proposing such person to be elected as a Director.

There are no provisions in the Articles of Association for the Shareholders to put forward proposals at general meetings. Shareholders who wish to put forward proposals may request the Company to convene an extraordinary general meeting in accordance with the procedures set out in the above paragraph.

召開股東大會，而本公司須向提請要求的人士補償因董事會未有召開大會而自行召開大會所產生的所有合理開支。

### 於股東大會上提呈建議

為保障股東權益及權利，本公司將就各重大事宜（包括選舉個別董事）於股東大會提呈獨立決議案。

股東提名人士參選董事的程序可於本公司網站 (<https://www.dexinfuwu.com>) 查閱。

股東可將書面通知送交本公司的聯席公司秘書（地址為香港灣仔皇后大道東248號大新金融中心40樓），惟遞交該書面通知的最短期限須至少為七(7)天，且提交該通知的期限不應早於寄發就有關選舉而召開有關股東大會通告日期翌日開始，及不得遲於舉行有關股東大會日期前七(7)天完結。書面通知將由本公司的聯席公司秘書核實，當確認請求乃屬妥當合規後，聯席公司秘書將請提名委員會及董事會考慮將決議案納入建議該名人士參選董事的股東大會的議程中。

組織章程細則並無供股東在股東大會上提呈建議的條文。有意提呈建議的股東可按照上一段所載程序要求本公司召開股東特別大會。

## PUTTING FORWARD ENQUIRIES TO THE BOARD

Enquiries about the Company may be put to the Board by contacting the Company or directly by raising the questions at an annual general meeting or extraordinary general meeting. The contact details of the Company are set out in the Company's website ([www.dexinfuwu.com](http://www.dexinfuwu.com)).

Shareholders may send their enquiries or requests as mentioned above to the following:

Address:

7/F, Hangzhou Zhiyi Dexin Building, No. 588, Huanzhan East Road, Jianggan District, Hangzhou City, Zhejiang Province, PRC

Principal place of business in Hong Kong:

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

Telephone:

+400-905-7060 (Customer Service Centre — Hangzhou, PRC)  
+86 0571-88173911

E-mail address:

[ir@shengquanwuye.com](mailto:ir@shengquanwuye.com)

Shareholders may also direct their enquiries about their shareholdings to the Company's Hong Kong share registrar, Computershare Hong Kong Investor Services Limited, whose address is Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong.

## COMMUNICATION WITH SHAREHOLDERS AND INVESTORS RELATIONS

The Company considers that effective communication with Shareholders is essential for enhancing investor relations and investor understanding of the Group's business performance and strategies. The Company endeavours to maintain an on-going dialogue with Shareholders and in particular, through annual general meetings and other general meetings. At the forthcoming annual general meeting, Directors (or their delegates as appropriate) will be available to meet Shareholders and answer their enquiries.

## 向董事會查詢

有關本公司的查詢可通過與本公司聯繫或直接與股東週年大會或股東特別大會上提出質詢提交給董事會。本公司的聯繫方式載於本公司網站([www.dexinfuwu.com](http://www.dexinfuwu.com))。

股東可透過以下途徑發出上述查詢或請求：

地址：

中國浙江省杭州市江干區環站東路588號杭州之翼德信大廈7樓

香港主要營業地點：

香港灣仔皇后大道東248號大新金融中心40樓

電話號碼：

+400-905-7060 (客服中心 — 中國杭州)  
+86 0571-88173911

電郵地址：

[ir@shengquanwuye.com](mailto:ir@shengquanwuye.com)

股東亦可直接向本公司的香港證券登記處香港中央證券登記有限公司(地址為香港灣仔皇后大道東183號合和中心17樓1712-1716號舖)查詢股權。

## 與股東溝通及投資者關係

本公司認為與股東有效溝通對加強投資者關係及投資者對本集團業務表現與策略的瞭解至關重要。本公司致力與股東保持溝通，尤其是透過股東週年大會及其他股東大會。於應屆股東週年大會上，董事(或其代表(如適用))將與股東會面並回應股東查詢。

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### CONSTITUTIONAL DOCUMENTS

The memorandum and articles of association of the Company has been amended and restated with effect 15 July 2021, and it is available on the respective website of the Stock Exchange and the Company. Save as disclosed above, during the year ended 31 December 2022, there has not been any change in the Company's constitutional documents.

### 章程文件

本公司組織章程大綱及細則已經修訂及重列，自2021年7月15日生效並可於聯交所及本公司各自的網站查閱。除上文所披露者外，截至2022年12月31日止年度，本公司的章程文件並無任何變動。

# Independent Auditor's Report

## 獨立核數師報告



TO THE SHAREHOLDERS OF  
DEXIN SERVICES GROUP LIMITED

(Incorporated in the Cayman Islands with limited liability)

### OPINION

We have audited the consolidated financial statements of Dexin Services Group Limited (the “**Company**”) and its subsidiaries (collectively referred to as the “**Group**”) set out on pages 96 to 171, which comprise the consolidated statement of financial position as at 31 December 2022, and the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2022, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards (“**HKFRSs**”) issued by the Hong Kong Institute of Certified Public Accountants (the “**HKICPA**”) and have been properly prepared in compliance with the disclosure requirement of the Hong Kong Companies Ordinance.

### BASIS FOR OPINION

We conducted our audit in accordance with Hong Kong Standards on Auditing (“**HKSAs**”) issued by the HKICPA. Our responsibilities under those standards are further described in the Auditor’s Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the HKICPA’s Code of Ethics for Professional Accountants (the “**Code**”), and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

致德信服务集团有限公司全體股東

(於開曼群島註冊成立的有限公司)

### 意見

吾等已審核第96頁至171頁所載德信服务集团有限公司(「**貴公司**」)及其附屬公司(統稱「**貴集團**」)的綜合財務報表，包括於2022年12月31日的綜合財務狀況表以及截至該日止年度的綜合損益及其他全面收益表、綜合權益變動表及綜合現金流量表，以及綜合財務報表附註(包括重大會計政策概要)。

吾等認為，綜合財務報表已按照香港會計師公會(「**香港會計師公會**」)頒佈的香港財務報告準則(「**香港財務報告準則**」)真實而中肯地反映 貴集團於2022年12月31日的綜合財務狀況及截至該日止年度的綜合財務表現及其綜合現金流量，並已根據香港公司條例的披露規定妥為編製。

### 意見基準

吾等已根據香港會計師公會頒佈的香港審核準則(「**香港審核準則**」)進行審核。吾等於該等準則項下的責任於本報告核數師就審核綜合財務報表須承擔的責任一節進一步闡述。根據香港會計師公會頒佈的專業會計師道德守則(「**守則**」)，吾等獨立於 貴集團，並已遵循守則履行其他道德責任。吾等相信，吾等所獲得的審核憑證能充足及適當地為吾等的意見提供基礎。

# Independent Auditor's Report

## 獨立核數師報告

### KEY AUDIT MATTERS

Key audit matter is the matter that, in our professional judgment, was of most significance in our audit of the consolidated financial statements of the current period. This matter was addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on this matter.

#### 1. Trade and other receivables

Refer to the Note 22 of the consolidated financial statements

The Group tested the impairment and estimation for expected credit loss allowance (“ECL”) for trade and other receivables. This estimation is significant to our audit because the balance of trade receivables and other receivables of RMB345,079,000 and RMB368,802,000, respectively, as at 31 December 2022 and impairment loss recognised for the year ended 31 December 2022 of RMB6,732,000 are material to the consolidated financial statements. In addition, the Group’s estimation involves application of judgement and is based on assumptions and estimates.

Our audit procedures included, among others:

- Assessing the Group’s relationship and transaction history with the customers;
- Evaluating the Group’s impairment assessment and ECL assessment;
- Check the computation of ECL calculation;
- Assessing ageing of the debts;
- Assessing creditworthiness of the customers;
- Checking subsequent settlements from the customers; and
- Assessing the disclosure of the Group’s exposure to credit risk in the consolidated financial statements.

We consider that the Group’s estimation for expected credit loss allowance for trade and other receivables is supported by the available evidence.

### 關鍵審核事項

關鍵審核事項是根據吾等的專業判斷，認為對本期綜合財務報表的審核最為重要的事項。該事項在對綜合財務報表整體進行審核並形成意見的背景下進行處理，而吾等不對該事項提供單獨的意見。

#### 1. 貿易及其他應收款項

參閱綜合財務報表附註22

貴集團已測試對貿易及其他應收款項預期信貸虧損（「預期信貸虧損」）撥備的減值及估計。該估計對吾等之審核有重大影響，乃由於貿易應收款項及其他應收款項於2022年12月31日的結餘分別為人民幣345,079,000元及人民幣368,802,000元以及於截至2022年12月31日止年度確認的減值虧損人民幣6,732,000元對綜合財務報表而言屬重大。此外，貴集團的估計涉及判斷的應用，而判斷乃基於假設及估計。

吾等之審核程序包括（其中包括）：

- 評估 貴集團與客戶的關係及交易歷史；
- 評價 貴集團的減值評估及預期信貸虧損評估；
- 核查預期信貸虧損的計算方法；
- 評估債務賬齡；
- 評估客戶信用；
- 核查客戶的後續結算；及
- 評估 貴集團於綜合財務報表中對信貸風險敞口的披露資料。

吾等認為，貴集團對貿易及其他應收款項預期信貸虧損撥備的估計有可得證據支持。

## 2. Loan receivables

Refer to the Note 22 of the consolidated financial statements

The Group tested the impairment and estimation for expected credit loss allowance (“ECL”) for loan receivables. This estimation is significant to our audit because the balance of loan receivables of RMB316,702,000 as at 31 December 2022 is material to the consolidated financial statements. In addition, the Group’s estimation involves application of judgement and is based on assumptions and estimates.

Our audit procedures included, among others:

- Assessing the Group’s procedures on granting loans limit and repayment periods to borrowers;
- Assessing the Group’s relationship and transaction history with the borrowers;
- Assessing the value of the collateral;
- Evaluating the Group’s impairment assessment;
- Assessing creditworthiness of the borrowers; and
- Assessing the disclosure of the Group’s exposure to credit risk in the consolidated financial statements.

We consider that the Group’s estimation for expected credit loss allowance for loan receivables is supported by the available evidence.

## 2. 應收貸款

參閱綜合財務報表附註22

貴集團已測試對應收貸款預期信貸虧損（「預期信貸虧損」）撥備的減值及估計。該估計對吾等之審核有重大影響，乃由於應收貸款於2022年12月31日的結餘人民幣316,702,000元對綜合財務報表而言屬重大。此外，貴集團的估計涉及判斷的應用，而判斷乃基於假設及估計。

吾等之審核程序包括（其中包括）：

- 評估 貴集團向借款人授出貸款限額及還款期的程序；
- 評估 貴集團與借款人的關係及交易歷史；
- 評估抵押品的價值；
- 評價 貴集團的減值評估；
- 評估借款人信用；及
- 評估 貴集團於綜合財務報表中對信貸風險敞口的披露資料。

吾等認為，貴集團對應收貸款預期信貸虧損撥備的估計有可得證據支持。

# Independent Auditor's Report

## 獨立核數師報告

### OTHER INFORMATION

The directors are responsible for the other information. The other information comprises all the information in the Company's annual report, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### RESPONSIBILITIES OF DIRECTORS FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The directors are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with HKFRSs issued by the HKICPA and the disclosure requirements of the Hong Kong Companies Ordinance, and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

### 其他資料

董事須對其他資料承擔責任。其他資料包括所有載於 貴公司年報(但不包括綜合財務報表及吾等的核數師報告)的資料。

吾等對綜合財務報表作出的意見並無涵蓋其他資料，而吾等不會對其他資料發表任何形式的核證結論。

就吾等審核綜合財務報表而言，吾等的責任為閱讀其他資料，從而考慮其他資料是否與綜合財務報表或吾等在審核過程中獲悉的資料存在重大不符，或似乎存在重大錯誤陳述。倘吾等基於已進行的工作認為其他資料出現重大錯誤陳述，吾等須報告有關事實。就此，吾等毋須作出報告。

### 董事就綜合財務報表須承擔的責任

董事須負責按照香港會計師公會所頒佈的香港財務報告準則及香港公司條例的披露規定編製真實及公允的綜合財務報表，以及對董事認為對編製綜合財務報表而言屬必要的內部監控負責，以使其不存在由於欺詐或錯誤而導致的重大錯誤陳述。

在編製綜合財務報表時，董事須負責評估 貴集團持續經營的能力，並披露與持續經營有關的事項(如適用)。除非董事擬將 貴集團清盤或停止營運，或除此之外並無其他實際可行的方法，否則須採用以持續經營為基礎的會計法。

## AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. We report our opinion solely to you, as a body, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

A further description of our responsibilities for the audit of the consolidated financial statements is located at the HKICPA's website at: <https://www.hkicpa.org.hk/en/Standards-setting/Standards/Our-views/auditre>.

This description forms part of our auditor's report.

### ZHONGHUI ANDA CPA Limited

*Certified Public Accountants*

#### Li Chi Hoi

*Audit Engagement Director*

Practising Certificate Number P07268

Hong Kong, 24 March 2023

## 核數師就審核綜合財務報表須承擔的責任

吾等的目標為就該等綜合財務報表整體而言是否不存在由於欺詐或錯誤而導致的重大錯誤陳述取得合理保證，並發出載有吾等意見的核數師報告。吾等僅向整體股東報告吾等之意見，除此以外，吾等的報告不可用作其他用途。吾等概不就本報告的內容對任何其他人士負責或承擔法律責任。合理保證是高水平的保證，惟不能保證根據香港審核準則進行的審核工作總能察覺所存在的重大錯誤陳述。錯誤陳述可因欺詐或錯誤產生，倘個別或整體在合理預期情況下可影響使用者根據綜合財務報表作出的經濟決定時，則被視為重大錯誤陳述。

有關吾等對綜合財務報表審核事宜之責任的進一步描述載於香港會計師公會的網站：<https://www.hkicpa.org.hk/en/Standards-setting/Standards/Our-views/auditre>。

該描述組成吾等之核數師報告的一部分。

### 中匯安達會計師事務所有限公司

*執業會計師*

#### 李志海

*審核項目董事*

執業證書編號P07268

香港，2023年3月24日



# Consolidated Statement of Profit or Loss and Other Comprehensive Income

## 綜合損益及其他全面收益表

		Notes	2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
		附註		
Revenue	收入	8	958,597	870,422
Cost of sales	銷售成本		(687,223)	(571,340)
Gross profit	毛利		271,374	299,082
Other income	其他收入	10	34,711	14,494
Other gains/(losses) — net	其他收益/(虧損)淨額	11	6,523	(11,583)
Selling and marketing expenses	銷售及營銷開支		(15,864)	(14,111)
Administrative expenses	行政開支		(136,041)	(146,322)
(Impairment loss)/reversal of impairment on trade and other receivables	貿易及其他應收款項之(減值虧損)/減值撥回		(6,732)	682
Share of result of associates	應佔聯營公司業績		(131)	—
Share of result of a joint venture	應佔一間合營企業業績		27	—
Operating profit	經營利潤		153,867	142,242
Interest income	利息收入		10,783	3,782
Finance costs	融資成本		(1,981)	(598)
Finance income — net	融資收入淨額	12	8,802	3,184
<b>Profit before taxation</b>	<b>除稅前利潤</b>		<b>162,669</b>	<b>145,426</b>
Income tax expenses	所得稅開支	13	(37,609)	(35,376)
<b>Profit and total comprehensive income for the year</b>	<b>年內利潤及全面收益總額</b>	14	<b>125,060</b>	<b>110,050</b>
<b>Profit and total comprehensive income for the year attributable to:</b>	<b>以下各方應佔年內利潤及全面收益總額：</b>			
Owners of the Company	本公司擁有人		122,023	98,222
Non-controlling interests	非控股權益		3,037	11,828
			<b>125,060</b>	<b>110,050</b>
<b>Earnings per share</b>	<b>每股盈利</b>			
— Basic and diluted (RMB)	— 基本及攤薄(人民幣)	17	0.122	0.118

# Consolidated Statement of Financial Position

## 綜合財務狀況表

	Notes 附註	2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
<b>Non-current assets</b>			
<b>非流動資產</b>			
Property, plant and equipment and right-of-use assets	18	10,876	11,673
Intangible assets	19	2,978	2,403
Deferred income tax assets	29	8,730	7,369
Investment in associates	20	2,809	2,450
Loan and other receivables	22	315,000	5,880
		<b>340,393</b>	29,775
<b>Current assets</b>			
<b>流動資產</b>			
Inventories	21	7,949	8,349
Trade and other receivables and prepayments	22	756,692	449,579
Pledged bank deposit	23	—	250,851
Cash and cash equivalents	23	209,855	499,983
		<b>974,496</b>	1,208,762
<b>Current liabilities</b>			
<b>流動負債</b>			
Trade and other payables	24	329,246	249,562
Contract liabilities	26	107,353	107,753
Borrowing	25	55,000	—
Lease liabilities	28	1,190	3,420
Current income tax liabilities		39,878	17,022
		<b>532,667</b>	377,757
<b>Net current assets</b>		<b>441,829</b>	831,005
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>782,222</b>	860,780
<b>Non-current liabilities</b>			
<b>非流動負債</b>			
Lease liabilities	28	1,026	569
		<b>1,026</b>	569
<b>NET ASSETS</b>		<b>781,196</b>	860,211
<b>Capital and reserves</b>			
<b>資本及儲備</b>			
Share capital	30	8,115	8,462
Reserves	32	756,429	827,195
<b>Equity attributable to owners of the Company</b>		<b>764,544</b>	835,657
<b>本公司擁有人應佔權益</b>			
Non-controlling interests		16,652	24,554
<b>TOTAL EQUITY</b>		<b>781,196</b>	860,211
<b>權益總額</b>			

The consolidated financial statements on pages 96 to 171 were approved and authorised for issue by the board of directors on 24 March 2023 and are signed on its behalf by:

第96頁至第171頁的綜合財務報表已於2023年3月24日獲董事會批准並授權刊發並由以下董事代表簽署：

**Hu Yiping**  
胡一平  
Director  
董事

**Tang Junjie**  
唐俊傑  
Director  
董事

# Consolidated Statement of Changes in Equity

## 綜合權益變動表

		Attributable to owners of the Company 本公司擁有人應佔					Non-controlling interests		Total equity
		Share capital	Share premium	Capital reserves	Statutory reserves	Retained profits	Total	Non-controlling interests	Total equity
		RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
		人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元
At 1 January 2021	於2021年1月1日	—	—	(19,099)	18,932	76,037	75,870	12,558	88,428
Profit and total comprehensive income for the year	年內利潤及全面收益總額	—	—	—	—	98,222	98,222	11,828	110,050
Capital injection by a non-controlling interest	非控股權益注資	—	—	—	—	—	—	168	168
Issue of shares	發行股份	2,221	659,344	—	—	—	661,565	—	661,565
Capitalisation issue	資本化發行	6,241	(6,241)	—	—	—	—	—	—
Transfer to statutory reserves	劃撥至法定儲備	—	—	—	8,675	(8,675)	—	—	—
At 31 December 2021	於2021年12月31日	8,462	653,103	(19,099)	27,607	165,584	835,657	24,554	860,211
At 1 January 2022	於2022年1月1日	<b>8,462</b>	<b>653,103</b>	<b>(19,099)</b>	<b>27,607</b>	<b>165,584</b>	<b>835,657</b>	<b>24,554</b>	<b>860,211</b>
Profit and total comprehensive income for the year	年內利潤及全面收益總額	—	—	—	—	122,023	122,023	3,037	125,060
Capital injection by non-controlling interest	非控股權益注資	—	—	—	—	—	—	890	890
Purchase of additional interest in a subsidiary	購買一間附屬公司的額外股權	—	—	(21,459)	—	—	(21,459)	(11,829)	(33,288)
Repurchase and cancellation of shares	購回及註銷股份	(347)	(98,415)	(21,146)	—	—	(119,908)	—	(119,908)
Dividend paid	已付股息	—	—	—	—	(51,769)	(51,769)	—	(51,769)
Transfer to statutory reserves	劃撥至法定儲備	—	—	—	3,636	(3,636)	—	—	—
At 31 December 2022	於2022年12月31日	<b>8,115</b>	<b>554,688</b>	<b>(61,704)</b>	<b>31,243</b>	<b>232,202</b>	<b>764,544</b>	<b>16,652</b>	<b>781,196</b>

# Consolidated Statement of Cash Flows

## 綜合現金流量表

		2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
<b>Cash flows from operating activities</b>	<b>經營活動產生現金流量</b>		
Profit before taxation	除稅前利潤	162,669	145,426
Adjustments for:	就以下各項作出的調整：		
Depreciation of property, plant and equipment and right-of-use assets	物業、廠房及設備以及使用權資產折舊	7,793	10,688
Amortisation of intangible assets	無形資產攤銷	628	554
Impairment loss/(reversal of impairment) on trade and other receivables	貿易及其他應收款項之減值虧損/(減值撥回)	6,732	(682)
Interest income	利息收入	(10,783)	(3,782)
Share of result of associates	應佔聯營公司業績	131	—
Share of result of a joint venture	應佔一間合營企業業績	(27)	—
Gain on disposal of a subsidiary	出售一間附屬公司之收益	(4,273)	—
Loss on disposal of a joint venture	出售一間合營企業之虧損	27	—
Finance costs	融資成本	1,981	598
Loss on disposal/written off of property, plant and equipment	出售物業、廠房及設備之虧損/撇銷物業、廠房及設備	39	31
Operating cash flows before movements in working capital	營運資金變動前之經營現金流量	164,917	152,833
Change in inventories	存貨變動	102	(702)
Change in trade and other receivables and prepayments	貿易及其他應收款項以及預付款項之變動	(456,026)	(137,073)
Change in trade and other payables	貿易及其他應付款項之變動	83,752	42,293
Change in contract liabilities	合約負債變動	(49)	(4,092)
<b>Cash (used in)/generated from operations</b>	<b>經營(所用)/所得現金</b>	<b>(207,304)</b>	53,259
Income tax paid	已付所得稅	(16,269)	(50,131)
<b>Net cash (used in)/generated from operating activities</b>	<b>經營活動(所用)/所得現金淨額</b>	<b>(223,573)</b>	3,128
<b>Cash flows from investing activities</b>	<b>投資活動的現金流量</b>		
Proceeds from disposal of financial assets at fair value through profit or loss	出售按公允價值計量且其變動計入損益的金融資產所得款項	2,800	168,095
Purchase of financial assets at fair value through profit or loss	購買按公允價值計量且其變動計入損益的金融資產	(2,800)	(163,500)
Repayments from third parties	第三方還款	165,756	—
Loans to third parties	向第三方提供的貸款	(333,600)	(137,656)
Purchases of property, plant and equipment	購買物業、廠房及設備	(6,759)	(8,075)
Purchases of intangible assets	購買無形資產	(1,203)	(942)
Interest received	已收利息	10,783	2,727
Investment in an associate	於聯營公司的投資	(490)	(980)
Investment in a joint venture	於一間合營企業的投資	(250)	—
Proceeds from disposal of joint venture	出售合營企業所得款項	250	—
Decrease in restricted cash	受限制現金減少	555,351	—
Increase in restricted cash	受限制現金增加	(304,500)	(250,609)
Cash inflow from disposal of subsidiaries	出售附屬公司的現金流入	455	—
<b>Net cash generated from/(used in) investing activities</b>	<b>投資活動所得/(所用)現金淨額</b>	<b>85,793</b>	(390,940)

# Consolidated Statement of Cash Flows

## 綜合現金流量表

		2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
<b>Cash flows from financing activities</b>	<b>融資活動的現金流量</b>		
Dividends paid	已付股息	(51,769)	—
Proceeds from bank borrowings	銀行借款所得款項	55,000	40,000
Repayments of bank and other borrowings	償還銀行及其他借款	—	(40,000)
Equity transaction with non-controlling interest	與非控股權益的股權交易	(33,288)	—
Capital injection by non-controlling interest	非控股權益注資	890	168
Interest paid	已付利息	(1,873)	(369)
Repayment of lease liabilities	償還租賃負債	(1,400)	(2,781)
Repurchase of shares	購回股份	(119,908)	—
Proceed from issue of shares	發行股份之所得款項	—	661,565
<b>Net cash (used in)/generated from financing activities</b>	<b>融資活動(所用)/所得現金淨額</b>	<b>(152,348)</b>	<b>658,583</b>
<b>Net (decrease)/increase in cash and cash equivalents</b>	<b>現金及現金等價物(減少)/增加淨額</b>	<b>(290,128)</b>	<b>270,771</b>
Cash and cash equivalents at the beginning of the year	年初現金及現金等價物	499,983	229,212
<b>Cash and cash equivalents at the end of the year</b>	<b>年末現金及現金等價物</b>	<b>209,855</b>	<b>499,983</b>
<b>Analysis of cash and cash equivalents</b>	<b>現金及現金等價物之分析</b>		
Bank and cash balances	銀行及現金結餘	209,855	499,983

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 1. GENERAL INFORMATION

Dexin Services Group Limited (the “**Company**”) was incorporated in the Cayman Islands on 22 October 2020 as an exempted company with limited liability under the Companies Act. The address of the Company’s registered office is Cricket Square, Hutchins Drive, PO Box 2681, Grand Cayman KY1-1111, Cayman Islands. The Company’s shares were listed on the main board of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) on 15 July 2021.

The Company is an investment holding company. The principal activities of its subsidiaries are set out in note 37 to the consolidated financial statements. The Company and its subsidiaries are collectively referred to as the “**Group**”. The Company’s ultimate holding company is Shengfu International Limited. The ultimate controlling shareholder of the Group is Mr. Hu Yiping (胡一平, “**Mr. Hu**” or the “**Ultimate Controlling Shareholder**”).

The consolidated financial statements are presented in Renminbi (“**RMB**”). RMB is the functional currency of the Company and the Company’s subsidiaries.

### 2. BASIS OF PREPARATION

These consolidated financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards (the “**HKFRSs**”) issued by the Hong Kong Institute of Certified Public Accountant (the “**HKICPA**”), and the applicable disclosures required by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and by the Hong Kong Companies Ordinance.

These consolidated financial statements have been prepared under the historical cost convention, as modified by the revaluation of financial assets at fair value through profit or loss that are measured at fair values at the end of each reporting period, as explained in the accounting policies set out below.

### 1. 一般資料

德信服务集团有限公司(「**本公司**」)於2020年10月22日根據公司法於開曼群島註冊成立為獲豁免有限責任公司。本公司註冊辦事處地址為Cricket Square, Hutchins Drive, PO Box 2681, Grand Cayman KY1-1111, Cayman Islands。本公司股份於2021年7月15日在香港聯合交易所有限公司(「**聯交所**」)主板上市。

本公司為投資控股公司。其附屬公司之主要活動載於綜合財務報表附註37。本公司及其附屬公司統稱為「**本集團**」。本公司的最終控股公司為盛富國際有限公司。本集團的最終控股股東為胡一平先生(「**胡先生**」或「**最終控股股東**」)。

綜合財務報表乃以人民幣(「**人民幣**」)呈報。人民幣為本公司及本公司附屬公司之功能貨幣。

### 2. 呈報基準

該等綜合財務報表乃根據香港會計師公會(「**香港會計師公會**」)頒佈之香港財務報告準則(「**香港財務報告準則**」)及香港聯合交易所有限公司證券上市規則及香港公司條例規定之適用披露編製。

該等綜合財務報表乃根據歷史成本法而編製，並經重估於各報告期末的按公允價值計量的按公允價值計量且其變動計入損益的金融資產的價值而作修訂(如下文所載之會計政策所述)。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 3. ADOPTION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS

In the current year, the Group has adopted all the new and revised Hong Kong Financial Reporting Standards (the “HKFRSs”) issued by the Hong Kong Institute of Certified Public Accountants (the “HKICPA”) that are relevant to its operations and effective for its accounting year beginning on 1 January 2022. HKFRSs comprise Hong Kong Financial Reporting Standards (the “HKFRS”); Hong Kong Accounting Standards (the “HKAS”); and Interpretations. The adoption of these new and revised HKFRSs did not result in significant changes to the Group’s accounting policies, presentation of the Group’s consolidated financial statements and amounts reported for the current year and prior years.

The Group has not applied the new HKFRSs that have been issued but are not yet effective. The application of these new HKFRSs will not have material impact on the consolidated financial statements of the Group.

### 4. SIGNIFICANT ACCOUNTING POLICIES

The preparation of consolidated financial statements in conformity with HKFRSs requires the use of certain key assumptions and estimates. It also requires the directors to exercise its judgements in the process of applying the accounting policies. The areas involving critical judgements and areas where assumptions and estimates are significant to these consolidated financial statements, are disclosed in note 5 to the consolidated financial statements.

The significant accounting policies applied in the preparation of these consolidated financial statements are set out below.

### 3. 採納新訂及經修訂香港財務報告準則

於本年度，本集團已採納由香港會計師公會（「香港會計師公會」）頒佈、與其營運有關及於2022年1月1日開始的會計年度內生效的所有新訂及經修訂香港財務報告準則（「香港財務報告準則」）。香港財務報告準則包括香港財務報告準則（「香港財務報告準則」）、香港會計準則（「香港會計準則」）及詮釋。採納該等新訂及經修訂香港財務報告準則並無導致於本年度及過往年度本集團的會計政策、本集團綜合財務報表的呈列及呈報金額有重大變動。

本集團尚未應用已頒佈但尚未生效之新訂香港財務報告準則。應用此等新訂香港財務報告準則將不會對本集團的綜合財務報表產生重大影響。

### 4. 重大會計政策

根據香港財務報告準則編製綜合財務報表須使用若干重要假設及估計，亦須董事在應用會計政策時行使其判斷。涉及關鍵判斷，假設及估計對該等綜合財務報表而言屬重大的範疇均於綜合財務報表附註5披露。

編製該等綜合財務報表時應用之重要會計政策載列如下。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

#### Merger accounting for business combination under common control

The consolidated financial statements incorporate the financial statements of the combining entities as if they had been combined from the date when they first came under the control of the controlling party.

The consolidated statements of profit or loss and other comprehensive income and consolidated statements of cash flows include the results and cash flows of the combining entities from the earliest date presented or since the date when the combining entities first came under the common control, where this is a shorter period, regardless of the date of the common control combination.

The consolidated statements of financial position have been prepared to present the assets and liabilities of the combining entities as if the Group structure as at 31 December 2020 had been in existence at the end of each reporting period. The net assets of the combining entities are combined using the existing book values from the controlling party's perspective. No amount is recognised in respect of goodwill or gain on bargain purchase at the time of common control combination, to the extent of the continuation of the controlling party's interest.

There was no adjustment made to the net assets nor the net profit or loss of any combining entities in order to achieve consistency of the Group's accounting policies.

#### Consolidation

The consolidated financial statements include the financial statements of the Company and its subsidiaries made up to 31 December. Subsidiaries are entities over which the Group has control. The Group controls an entity when it is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The Group has power over an entity when the Group has existing rights that give it the current ability to direct the relevant activities, i.e. activities that significantly affect the entity's returns.

### 4. 重大會計政策 (續)

#### 共同控制下業務合併的合併會計處理

綜合財務報表包括合併實體的財務報表，猶如其自合併實體首次納入控制方控制下之日已合併。

綜合損益及其他全面收益表及綜合現金流量表包括自最早呈報日或自合併實體首次納入共同控制日期(以較短期限為準)起之合併實體之業績及現金流量，而不計共同控制合併日期。

編製綜合財務狀況表以呈列合併實體的資產及負債，猶如本集團於2020年12月31日的架構於各報告期末時已存在。合併實體的資產淨值從控股方的角度使用現有賬面值予以合併。概無就商譽或溢價購買收益於共同控制合併時確認任何金額，以控制方權益持續為限。

為取得本集團會計政策的一致性，概無對任何合併實體的資產淨值或損益淨額作出調整。

#### 綜合賬目

綜合財務報表包括本公司及其附屬公司截至12月31日止之財務報表。附屬公司是由本集團控制的實體。倘本集團因參與實體的業務而可獲得或有權獲得可變回報，且有能力透過對實體行使權力而影響其回報，則對該實體擁有控制權。當本集團之現有權力賦予其目前能掌控有關業務(即大幅影響實體回報之業務)之能力時，則本集團對該實體擁有權力。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

#### Consolidation (Continued)

When assessing control, the Group considers its potential voting rights as well as potential voting rights held by other parties, to determine whether it has control. A potential voting right is considered only if the holder has the practical ability to exercise that right.

Subsidiaries are consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date the control ceases.

The gain or loss on the disposal of a subsidiary that results in a loss of control represents the difference between (i) the fair value of the consideration of the sale plus the fair value of any investment retained in that subsidiary and (ii) the Company's share of the net assets of that subsidiary plus any remaining goodwill relating to that subsidiary and any related accumulated translation reserve.

Intragroup transactions, balances and unrealised profits are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Non-controlling interests represent the equity in subsidiaries not attributable, directly or indirectly, to the Company. Non-controlling interests are presented in the consolidated statement of financial position and consolidated statement of changes in equity within equity. Non-controlling interests are presented in the consolidated statement of profit or loss and other comprehensive income as an allocation of profit or loss and total comprehensive income for the year between the non-controlling shareholders and owners of the Company.

Profit or loss and each component of other comprehensive income are attributed to the owners of the Company and to the non-controlling shareholders even if this results in the non-controlling interests having a deficit balance.

### 4. 重大會計政策 (續)

#### 綜合賬目 (續)

評估控制權時，本集團會考慮其潛在投票權以及由其他各方持有的潛在投票權以決定其是否擁有控制權。僅在持有人能實際行使潛在投票權之情況下方予以考慮該權利。

附屬公司在控制權轉移至本集團當日起綜合入賬。附屬公司在控制權終止當日起停止綜合入賬。

出售附屬公司而導致失去控制權之盈虧乃指(i)出售代價公允價值連同於該附屬公司任何保留投資公允價值與(ii)本公司應佔該附屬公司資產淨值連同與該附屬公司有關之任何餘下商譽以及任何相關累計匯兌儲備兩者間差額。

集團內公司間交易、結餘及未變現溢利均予以對銷。未變現虧損亦會予以對銷，除非該交易有證據顯示所轉讓資產出現減值則作別論。附屬公司之會計政策已按需要變更，以確保與本集團所採納政策貫徹一致。

非控股權益指並非直接或間接屬於本公司之附屬公司權益。非控股權益乃呈列於綜合財務狀況表及綜合權益變動表之權益中。非控股權益作為本公司非控股股東與權益持有人之間分配本年度溢利或虧損及全面收益總額呈列於綜合損益及其他全面收益表內。

溢利或虧損及其他全面收益的每個成份歸屬予本公司擁有人及非控股股東，即使導致非控股權益產生虧絀結餘亦然。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

#### Consolidation (Continued)

Changes in the Company's ownership interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions (i.e. transactions with owners in their capacity as owners). The carrying amounts of the controlling and non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiary. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to the owners of the Company.

#### Business combination and goodwill

The acquisition method is used to account for the acquisition of a subsidiary in a business combination. The cost of acquisition is measured at the acquisition-date fair value of the assets given, equity instruments issued, liabilities incurred and contingent consideration. Acquisition-related costs are recognised as expenses in the periods in which the costs are incurred and the services are received. Identifiable assets and liabilities of the subsidiary in the acquisition are measured at their acquisition-date fair values.

The excess of the cost of acquisition over the Company's share of the net fair value of the subsidiary's identifiable assets and liabilities is recorded as goodwill. Any excess of the Company's share of the net fair value of the identifiable assets and liabilities over the cost of acquisition is recognised in consolidated profit or loss as a gain on bargain purchase which is attributed to the Company.

In a business combination achieved in stages, the previously held equity interest in the subsidiary is remeasured at its acquisition-date fair value and the resulting gain or loss is recognised in consolidated profit or loss. The fair value is added to the cost of acquisition to calculate the goodwill.

If the changes in the value of the previously held equity interest in the subsidiary were recognised in other comprehensive income (for example, equity investments at fair value through other comprehensive income), the amount that was recognised in other comprehensive income is recognised on the same basis as would be required if the previously held equity interest were disposed of.

### 4. 重大會計政策 (續)

#### 綜合賬目 (續)

一間附屬公司之所有權權益發生變動(控制權並未發生變動)，則按權益交易入賬(即與擁有人身份持有人的交易)。控股及非控股權益之賬面值經調整以反映其於附屬公司相關權益之變動。非控股權益被調整之金額與已付或已收代價公允價值之間之任何差額須直接於權益內確認並歸屬於本公司擁有人。

#### 業務合併及商譽

本集團採用收購法將業務合併中所收購的附屬公司入賬。收購成本乃按於收購日期所獲資產、所發行股本工具及所產生負債以及或然代價的公允價值計量。收購相關成本於有關成本產生及獲提供服務期間確認為開支。收購事項中附屬公司的可識別資產及負債均按其於收購日期的公允價值計量。

收購成本超出本公司分佔附屬公司可識別資產及負債的公平淨值的差額乃列作商譽。本公司分佔可識別資產及負債的公平淨值超出收購成本的任何差額乃於綜合損益內確認為本公司應佔議價購買收益。

對於分階段進行之業務合併，先前已持有之附屬公司之權益乃按其收購日期之公允價值重新計量，而由此產生之損益於綜合損益內確認。公允價值會加入至收購代價以計算商譽。

倘先前於附屬公司持有之股權的價值變動於其他全面收益確認(如按公允價值計入其他全面收益之股權投資)，則於其他全面收益確認的金額乃按倘出售先前持有之股權要求的相同基準確認。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

#### Business combination and goodwill (Continued)

Goodwill is tested annually for impairment or more frequently if events or changes in circumstances indicate that it might be impaired. Goodwill is measured at cost less accumulated impairment losses. The method of measuring impairment losses of goodwill is the same as that of other assets. Impairment losses of goodwill are recognised in consolidated profit or loss and are not subsequently reversed. Goodwill is allocated to cash-generating units that are expected to benefit from the synergies of the acquisition for the purpose of impairment testing.

The non-controlling interests in the subsidiary are initially measured at the non-controlling shareholders' proportionate share of the net fair value of the subsidiary's identifiable assets and liabilities at the acquisition date.

#### Associates

Associates are entities over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of an entity but is not control or joint control over those policies. The existence and effect of potential voting rights that are currently exercisable or convertible, including potential voting rights held by other entities, are considered when assessing whether the Group has significant influence. In assessing whether a potential voting right contributes to significant influence, the holder's intention and financial ability to exercise or convert that right is not considered.

Investment in an associate is accounted for in the consolidated financial statements by the equity method and is initially recognised at cost. Identifiable assets and liabilities of the associate in an acquisition are measured at their fair values at the acquisition date. The excess of the cost of acquisition over the Group's share of the net fair value of the associate's identifiable assets and liabilities is recorded as goodwill. The goodwill is included in the carrying amount of the investment and is tested for impairment together with the investment at the end of each reporting period when there is objective evidence that the investment is impaired. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of acquisition is recognised in consolidated profit or loss.

### 4. 重大會計政策 (續)

#### 業務合併及商譽 (續)

商譽會每年進行減值測試或當事件或情況改變顯示可能出現減值時則更頻繁地進行減值測試。商譽乃按成本減累計減值虧損計量。商譽減值虧損之計量方法與其他資產之計量方法相同。商譽之減值虧損於綜合損益確認，且其後不會撥回。就減值測試而言，商譽被分配至預期將受惠於收購協同效益之現金產生單位。

於附屬公司之非控股權益初步按非控股股東於收購日期應佔附屬公司可識別資產及負債的公平淨值之比例計量。

#### 聯營公司

聯營公司為本集團對其有重大影響之實體。重大影響乃有權參與而非控制或共同控制有關實體之財務及營運政策決定。於評估本集團是否對另一實體有重大影響力時，將考慮是否存在目前可行使或可轉換的潛在投票權（包括由其他實體持有的潛在投票權）以及其影響。在評估潛在投票權有否構成重大影響時，不會考慮持有人行使或轉換該權利之意向及財務能力。

於聯營公司之投資乃採用權益法於綜合財務報表內入賬，並初步按成本確認。所收購聯營公司之可識別資產及負債乃按其於收購當日之公允價值計量。倘收購成本超出本集團應佔聯營公司之可識別資產及負債之公平淨值，則差額列作商譽。該商譽乃計入投資之賬面值，並於有客觀證據顯示投資出現減值時於各報告期末連同投資一併進行減值測試。倘本集團應佔可識別資產及負債之公平淨值超逾收購成本，則有關差額將於綜合損益內確認。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

#### Associates (Continued)

The Group's share of an associate's post-acquisition profits or losses is recognised in consolidated profit or loss, and its share of the post-acquisition movements in reserves is recognised in the consolidated reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. When the Group's share of losses in an associate equals or exceeds its interest in the associate, including any other unsecured receivables, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associate. If the associate subsequently reports profits, the Group resumes recognising its share of those profits only after its share of the profits equals the share of losses not recognised.

The gain or loss on the disposal of an associate that results in a loss of significant influence represents the difference between (i) the fair value of the consideration of the sale plus the fair value of any investment retained in that associate and (ii) the Group's share of the net assets of that associate plus any remaining goodwill relating to that associate and any related accumulated foreign currency translation reserve. If an investment in an associate becomes an investment in a joint venture, the Group continues to apply the equity method and does not remeasure the retained interest.

Unrealised profits on transactions between the Group and its associates are eliminated to the extent of the Group's interests in the associates. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of associates have been changed where necessary to ensure consistency with the policies adopted by the Group.

### 4. 重大會計政策 (續)

#### 聯營公司 (續)

本集團應佔聯營公司收購後損益於綜合損益內確認，而其應佔聯營公司收購後儲備變動則於綜合儲備中確認。累計收購後變動就投資之賬面值作出調整。倘本集團應佔聯營公司虧損相等於或超過其於聯營公司之權益（包括任何其他無抵押應收款項）時，則本集團不會進一步確認虧損，除非本集團已產生義務或已代聯營公司支付款項。倘聯營公司其後錄得溢利，則本集團僅於其應佔溢利等於其應佔未確認虧損後，才會恢復確認其應佔之該等溢利。

出售一間聯營公司導致失去重大影響力之收益或虧損指(i)出售代價之公允價值加上該聯營公司保留任何投資之公允價值與(ii)本集團應佔該聯營公司資產淨值加上有關該聯營公司的任何剩餘商譽及任何有關累計外幣換算儲備間之差額。倘於聯營公司之投資成為於合營企業之投資，則本集團繼續應用權益法且不會重新計量保留權益。

對銷本集團與其聯營公司間交易之未變現溢利乃以本集團於聯營公司之權益為限。未變現虧損亦會予以對銷，除非該交易有證據顯示所轉讓資產出現減值則作別論。聯營公司之會計政策已按需要變更，以確保與本集團所採納政策貫徹一致。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

#### Joint arrangements

A joint arrangement is an arrangement of which two or more parties have joint control. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control. Relevant activities are activities that significantly affect the returns of the arrangement. When assessing joint control, the Group considers its potential voting rights as well as potential voting rights held by other parties, to determine whether it has joint control. A potential voting right is considered only if the holder has the practical ability to exercise that right.

A joint arrangement is either a joint operation or a joint venture. A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets, and obligations for the liabilities, relating to the arrangement. A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the arrangement.

In relation to its interest in a joint operation, the Group recognises in its consolidated financial statements, its assets, including its share of any assets held jointly; its liabilities, including its share of any liabilities incurred jointly; its revenue from the sale of its share of the output arising from the joint operation; its share of the revenue from the sale of the output by the joint operation; and its expenses, including its share of any expenses incurred jointly, in accordance with the HKFRSs applicable to the particular assets, liabilities, revenues and expenses.

### 4. 重大會計政策 (續)

#### 共同安排

合營安排指雙方或多方於其中擁有共同控制權之安排。共同控制是指按照合約約定對某項安排所共有之控制，共同控制僅在當相關活動要求共同享有控制權之各方作出一致同意之決定時存在。相關活動指對安排回報有重大影響之活動。在評估共同控制時，本集團會考慮其潛在投票權，以及由其他方持有之潛在投票權，以釐定其是否具有共同控制權。潛在投票權只有在持有人具有行使該權利之實際能力時才予以考慮。

合營安排指共同經營或合營企業。共同經營乃對該項安排擁有共同控制權之各方對該項安排之資產擁有權利及對其負債承擔責任之合營安排。合營企業乃擁有共同控制權之各方對該項安排之淨資產擁有權利之合營安排。

有關共同經營之權益，本集團乃按照適用於特定資產、負債、收益及開支之香港財務報告準則，於其綜合財務報表中確認其資產（包括分佔共同持有之任何資產）；其負債（包括分佔共同產生之任何負債）；來自出售其共同經營所分佔產出之收益；其在共同經營中產出所分佔之收益；及其開支（包括分佔共同產生之任何開支）。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

#### Joint arrangements (Continued)

Investment in a joint venture is accounted for in the consolidated financial statements by the equity method and is initially recognised at cost. Identifiable assets and liabilities of the joint venture in an acquisition are measured at their fair values at the acquisition date. The excess of the cost of acquisition over the Group's share of the net fair value of the joint venture's identifiable assets and liabilities is recorded as goodwill. The goodwill is included in the carrying amount of the investment and is tested for impairment together with the investment at the end of each reporting period when there is objective evidence that the investment is impaired. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of acquisition is recognised in consolidated profit or loss.

The Group's share of a joint venture's post-acquisition profits or losses is recognised in consolidated profit or loss, and its share of the post-acquisition movements in reserves is recognised in the consolidated reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. When the Group's share of losses in a joint venture equals or exceeds its interest in the joint venture, including any other unsecured receivables, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the joint venture. If the joint venture subsequently reports profits, the Group resumes recognising its share of those profits only after its share of the profits equals the share of losses not recognised.

The gain or loss on the disposal of a joint venture that results in a loss of joint control represents the difference between (i) the fair value of the consideration of the sale plus the fair value of any investment retained in that joint venture and (ii) the Group's share of the net assets of that joint venture plus any remaining goodwill relating to that joint venture and any related accumulated foreign currency translation reserve. If an investment in a joint venture becomes an investment in an associate, the Group continues to apply the equity method and does not remeasure the retained interest.

### 4. 重大會計政策 (續)

#### 共同安排 (續)

於合營企業之投資乃按權益法記入綜合財務報表，並初步按成本確認。於合營企業收購之可識別資產及負債按收購日期之公允價值計量。倘收購成本超出本集團應佔合營企業之可識別資產及負債之公允價值淨值，差額將以商譽入賬。商譽計入投資之賬面值，並於有客觀證據顯示該項投資已減值時，於各報告期末連同該項投資進行減值測試。倘本集團應佔可識別資產及負債之公允價值淨值高於收購成本，有關差額將於綜合損益內確認。

本集團應佔合營企業收購後溢利或虧損於綜合損益表確認，而其應佔收購後儲備變動於綜合儲備內確認。累計收購後變動就投資之賬面值作出調整。倘本集團應佔合營企業虧損相等於或多於其於合營企業之權益(包括任何其他無抵押應收款項)，除非本集團已承擔義務或代表合營企業付款，否則本集團不會進一步確認虧損。倘合營企業其後錄得溢利，則本集團僅於其應佔溢利相等於其應佔未確認之虧損後，方會恢復確認其應佔之該等溢利。

因出售合營企業而導致失去共同控制之損益乃指以下兩者之差異：(i)銷售代價之公允價值加上於該合營企業任何保留投資之公允價值及(ii)本集團應佔該合營企業之資產淨值加上有關該合營企業之剩餘商譽及任何相關累計外幣換算儲備。倘於合營企業之投資成為於聯營公司之投資，則本集團繼續應用權益法，且不會重新計量保留權益。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

#### Joint arrangements (Continued)

Unrealised profits on transactions between the Group and its joint ventures are eliminated to the extent of the Group's interests in the joint ventures. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of joint ventures have been changed where necessary to ensure consistency with the policies adopted by the Group.

#### Foreign currency translation

##### (a) Functional and presentation currency

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The consolidated financial statements are presented in RMB, which is the Company's presentation currency and functional currency.

##### (b) Transactions and balances in each entity's financial statements

Transactions in foreign currencies are translated into the functional currency on initial recognition using the exchange rates prevailing on the transaction dates. Monetary assets and liabilities in foreign currencies are translated at the exchange rates at the end of each reporting period. Gains and losses resulting from this translation policy are recognised in profit or loss.

Non-monetary items that are measured at fair values in foreign currencies are translated using the exchange rates at the dates when the fair values are determined.

When a gain or loss on a non-monetary item is recognised in other comprehensive income, any exchange component of that gain or loss is recognised in other comprehensive income. When a gain or loss on a non-monetary item is recognised in profit or loss, any exchange component of that gain or loss is recognised in profit or loss.

### 4. 重大會計政策 (續)

#### 共同安排 (續)

本集團與其合營企業之間交易之未實現溢利以本集團於合營企業之權益予以抵銷。除非有關交易提供轉讓資產之減值憑證，否則未實現之虧損亦予以抵銷。合營企業之會計政策在必要時已經更改，以確保與本集團採納之政策保持一致。

#### 外幣換算

##### (a) 功能及呈列貨幣

本集團各實體的財務報表所載項目，乃採用有關實體營運業務所在地的主要經濟環境的貨幣（「功能貨幣」）計量。綜合財務報表以人民幣呈列；人民幣是本公司的呈報貨幣及功能貨幣。

##### (b) 各實體財務報表的交易及結餘

外幣交易於初步確認時按交易當日通行的匯率換算為功能貨幣。以外幣為單位的貨幣資產及負債，按各報告期末的匯率換算。此換算政策引致的收益及虧損將於損益表中確認。

按外幣公允價值計量之非貨幣項目採用釐定公允價值當日之匯率換算。

當非貨幣項目的損益於其他全面收益表確認時，任何損益匯兌部分將於其他全面收益表中確認。當非貨幣項目的損益於損益表確認時，任何損益匯兌部分將於損益表中確認。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

#### Foreign currency translation (Continued)

##### (c) Translation on consolidation

The results and financial position of all the group entities that have a functional currency different from the Company's presentation currency are translated into the Company's presentation currency as follows:

- Assets and liabilities for each statement of financial position presented are translated at the closing rate at the date of that statement of financial position;
- Income and expenses are translated at average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the exchange rates on the transaction dates); and
- All resulting exchange differences are recognised in the translation reserve.

On consolidation, exchange differences arising from the translation of the net investment in foreign entities and of borrowings are recognised in the translation reserve. When a foreign operation is sold, such exchange differences are recognised in consolidated profit or loss as part of the gain or loss on disposal.

Goodwill and fair value adjustments arising on the acquisition of a foreign entity are treated as assets and liabilities of the foreign entity and translated at the closing rate.

### 4. 重大會計政策 (續)

#### 外幣換算 (續)

##### (c) 綜合賬目的換算

所有本集團實體的業績及財務狀況的功能貨幣如有別於本公司的呈列貨幣，均按以下方式換算為本公司的呈列貨幣：

- 於各財務狀況表呈列的資產及負債乃按有關財務狀況表日期的收市匯率換算；
- 收支乃按平均匯率換算（除非該平均匯率並非在有關交易當日通行匯率累積影響的合理估計內，在該情況下，收支按有關交易當日的匯率換算）；及
- 所有因此而產生的匯兌差額均於換算儲備內確認。

於綜合賬目時，因換算於海外實體投資淨額及換算借貸而產生的匯兌差額，均於換算儲備內確認。當出售海外業務時，有關匯兌差額於綜合損益中確認為出售的部分損益。

購入海外實體所產生的商譽及公允價值調整，乃作為該海外實體的資產及負債處理，並按收市匯率折算。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

#### Property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and impairment loss.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance are recognised in profit or loss during the period in which they are incurred.

Depreciation of property, plant and equipment is calculated at rates sufficient to write off their costs less their residual values over the estimated useful lives or annual rate on a straight-line basis. The principal annual rates are as follows:

Equipment and machinery	10%–33.33%
Vehicles and others	10%–33.34%

The residual values, useful lives and depreciation method are reviewed and adjusted, if appropriate, at the end of each reporting period.

The gain or loss on disposal of property, plant and equipment is the difference between the net sales proceeds and the carrying amount of the relevant asset, and is recognised in profit or loss.

#### Intangible assets

##### Computer software

Intangible assets mainly include computer software. They are initially recognised and measured at costs incurred to acquire and bring them to use. Intangible assets are amortised over their estimated useful lives (generally 10 years based on management's expectation on the technological lives of the computer software), using the straight-line method which reflects the pattern in which the intangible asset's future economic benefits are expected to be consumed.

### 4. 重大會計政策 (續)

#### 物業、廠房及設備

物業、廠房及設備按成本減累計折舊及減值虧損列賬。

往後成本計入資產的賬面值或確認為獨立資產(如適用)，但只在與該項目相關之未來經濟利益有可能流入本集團且成本能可靠計量時才按上述方式處理。所有其他維修及保養在產生的期間內在損益中確認。

物業、廠房及設備折舊乃按足以在其估計可使用年期內撇銷其成本減剩餘價值的折舊率或年率以直線法計算。主要折舊年率如下：

設備及機器	10%–33.33%
車輛及其他	10%–33.34%

剩餘價值、可使用年期及折舊方法於各報告期末進行審閱並調整(如適用)。

出售物業、廠房及設備之盈虧指出售所得款項淨額與相關資產賬面值之間的差額，在損益內確認。

#### 無形資產

##### 計算機軟件

無形資產主要包括計算機軟件。其初始按收購並使其達致可使用狀態所產生的成本確認並計量。無形資產於其估計可使用年期(一般為10年，根據管理層對計算機軟件的技術壽命的預期而定)內採用直線法予以攤銷，直線法反映了該等無形資產的未來經濟利益預期被消耗的模式。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

#### Leases

##### The Group as lessee

Leases are recognised as right-of-use assets and corresponding lease liabilities when the leased assets are available for use by the Group. Right-of-use assets are stated at cost less accumulated depreciation and impairment losses. Depreciation of right-of-use assets is calculated at rates to write off their cost over the shorter of the asset's useful life and the lease term on a straight-line basis. The principal annual rate is as follows:

Land and buildings	20%–33.33%
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Right-of-use assets are measured at cost comprising the amount of the initial measurement of the lease liabilities, lease payments prepaid, initial direct costs and the restoration costs. Lease liabilities include the net present value of the lease payments discounted using the interest rate implicit in the lease if that rate can be determined, or otherwise the Group's incremental borrowing rate. Each lease payment is allocated between the liability and finance cost. The finance cost is charged to profit or loss over the lease term so as to produce a constant periodic rate of interest on the remaining balance of the lease liability.

Payments associated with short-term leases and leases of low-value assets are recognised as expenses in profit or loss on a straight-line basis over the lease terms. Short-term leases are leases with an initial lease term of 12 months or less. Low-value assets are assets of value below US\$5,000.

### 4. 重大會計政策 (續)

#### 租賃

##### 本集團作為承租人

租賃於租賃資產可供本集團使用時確認為使用權資產及相應租賃負債。使用權資產乃按成本減累計折舊及減值虧損列賬。使用權資產折舊乃按在資產使用年期與租賃期兩者中較短者撇銷其成本的折舊率以直線法計算。主要折舊年率如下：

土地及樓宇	20%–33.33%
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使用權資產乃按成本(包括初步計量租賃負債金額、預付租賃款項、初步直接成本及恢復成本)計量。租賃負債包括使用租賃隱含利率(倘有關利率可予確定,否則使用本集團的遞增借款利率)折現租賃付款的現值淨額。各租賃付款於負債與融資成本之間分配。融資成本於租期內在損益內扣除,以使租賃負債餘額的利率固定。

與短期租賃及低價值資產租賃相關的付款於租期內以直線法在損益內確認為開支。短期租賃乃為初步租期為12個月或以下的租賃。低價值資產為價值低於5,000美元的資產。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

#### Leases (Continued)

##### The Group as lessor

###### (a) Operating leases

Leases that do not substantially transfer to the lessees all the risks and rewards of ownership of assets are accounted for as operating leases. Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease.

###### (b) Finance leases

Leases that substantially transfer to the lessees all the risks and rewards of ownership of assets are accounted for as finance leases. Amounts due from lessees under finance leases are recognised as receivables at the amount of the Group's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the Group's net investment in the leases.

#### Inventories

Inventories are stated at the lower of cost and net realisable value. Cost is determined using the weighted average basis. The cost of finished goods and work in progress comprises raw materials, direct labour and an appropriate proportion of all production overhead expenditure, and where appropriate, subcontracting charges. Net realisable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and the estimated costs necessary to make the sale.

### 4. 重大會計政策 (續)

#### 租賃 (續)

##### 本集團作為出租人

###### (a) 經營租賃

資產所有權之所有風險及回報未實質上轉移至承租人之租賃，列為經營租賃。經營租約之租金收入於相關租期內按直線法確認。

###### (b) 融資租賃

資產擁有權的絕大部份風險及回報轉移至承租人的租賃列為融資租賃。根據融資租賃應收承租人之款項按本集團於租約之淨投資款額列為應收款項。融資租賃收入會分配予會計期間，以反映本集團有關租賃淨投資額之定期回報率。

#### 存貨

存貨按成本與可變現淨值兩者中之較低者列賬。成本以加權平均基準釐定。製成品及在製品之成本包括原材料、直接人工及所有生產經常開支之適當比例，及外判費用(如適用)。可變現淨值乃於日常業務過程中之估計售價減估計完成成本及估計出售時所需之費用。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

#### Recognition and derecognition of financial instruments

Financial assets and financial liabilities are recognised in the statement of financial position when the Group becomes a party to the contractual provisions of the instruments.

Financial assets are derecognised when the contractual rights to receive cash flows from the assets expire; the Group transfers substantially all the risks and rewards of ownership of the assets; or the Group neither transfers nor retains substantially all the risks and rewards of ownership of the assets but has not retained control on the assets. On derecognition of a financial asset, the difference between the asset's carrying amount and the sum of the consideration received is recognised in profit or loss.

Financial liabilities are derecognised when the obligation specified in the relevant contract is discharged, cancelled or expires. The difference between the carrying amount of the financial liability derecognised and the consideration paid is recognised in profit or loss.

#### Financial assets

Financial assets are recognised and derecognised on a trade date basis where the purchase or sale of an asset is under a contract whose terms require delivery of the asset within the timeframe established by the market concerned, and are initially recognised at fair value, plus directly attributable transaction costs except in the case of financial assets at fair value through profit or loss (the "**Financial assets at FVTPL**"). Transaction costs directly attributable to the acquisition of investments at fair value through profit or loss are recognised immediately in profit or loss.

### 4. 重大會計政策 (續)

#### 確認及終止確認金融工具

本集團於成為工具合約條文之訂約方時於財務狀況表中確認金融資產及金融負債。

於收取資產現金流量之已訂約權利屆滿；本集團轉讓資產擁有權之絕大部分風險及回報；或本集團既無轉讓亦未保留資產擁有權之絕大部分風險及回報，但不保留資產之控制權時，終止確認金融資產。終止確認一項金融資產時，資產賬面值與已收代價總和之間之差額於損益內確認。

倘相關合約訂明之責任解除、註銷或屆滿，則終止確認金融負債。已終止確認金融負債賬面值與已付代價之差額於損益內確認。

#### 金融資產

倘購入或出售資產根據合約條款規定須於有關市場所規定期限內交付資產，則金融資產按交易日基準確認及終止確認，並按公允價值加直接應佔交易成本初步確認，惟按公允價值計量且其變動計入損益的金融資產（「**按公允價值計量且其變動計入損益的金融資產**」）則除外。收購按公允價值計量且其變動計入損益的投資之直接應佔交易成本即時於損益內確認。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

#### Financial assets (Continued)

Financial assets of the Group are classified under the following categories:

##### (i) Financial assets at amortised cost

Financial assets (including trade and other receivables) are classified under this category if they satisfy both of the following conditions:

- the assets are held within a business model whose objective is to hold assets in order to collect contractual cash flows; and
- the contractual terms of the assets give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

They are subsequently measured at amortised cost using the effective interest method less loss allowance for expected credit losses.

##### (ii) Financial assets at FVTPL

Financial assets are classified under this category if they do not meet the conditions to be measured at amortised cost and the conditions of debt instruments at fair value through other comprehensive income unless the Group designates an equity investment that is not held for trading as at fair value through other comprehensive income on initial recognition.

Financial assets at FVTPL are subsequently measured at fair value with any gains or losses arising from changes in fair values recognised in profit or loss. The fair value gains or losses recognised in profit or loss are net of any interest income and dividend income. Interest income and dividend income are recognised in profit or loss.

### 4. 重大會計政策 (續)

#### 金融資產 (續)

本集團將金融資產分類為以下類別：

##### (i) 按攤銷成本列值之金融資產

符合下列兩項條件的金融資產(包括貿易及其他應收款項)分類至此類別：

- 資產乃按目的為持有資產以收取合約現金流量的業務模式持有；及
- 資產合約條款於特定日期產生現金流量，有關現金流量僅為本金及尚未償還本金之利息付款。

有關項目其後以實際利率法按攤銷成本減去預期信貸虧損之虧損撥備計量。

##### (ii) 按公允價值計量且其變動計入損益的金融資產

倘金融資產不符合按攤銷成本計量的條件及於其他全面收益按公允價值計算的債務工具條件，除非本集團於初步確認時將並非持作買賣的股本投資指定為於其他全面收益按公允價值計量，則金融資產分類至此類別。

按公允價值計量且其變動計入損益的金融資產其後按公允價值計量，公允價值變動產生之任何收益或虧損於損益中確認。於損益確認之公允價值收益或虧損乃減去所有利息收入及股息收入。利息收入及股息收入於損益中確認。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

#### Loss allowances for expected credit losses

The Group recognises loss allowances for expected credit losses on financial assets at amortised cost as defined in HKFRS 15. Expected credit losses are the weighted average of credit losses with the respective risks of a default occurring as the weights.

At the end of each reporting period, the Group measures the loss allowance for a financial instrument at an amount equal to the expected credit losses that result from all possible default events over the expected life of that financial instrument (“**lifetime expected credit losses**”) for trade receivables, or if the credit risk on that financial instrument has increased significantly since initial recognition.

If, at the end of the reporting period, the credit risk on a financial instrument (other than trade receivables) has not increased significantly since initial recognition, the Group measures the loss allowance for that financial instrument at an amount equal to the portion of lifetime expected credit losses that represents the expected credit losses that result from default events on that financial instrument that are possible within 12 months after the reporting period.

The amount of expected credit losses or reversal to adjust the loss allowance at the end of the reporting period to the required amount is recognised in profit or loss as an impairment gain or loss.

#### Cash and cash equivalents

For the purpose of the statement of cash flows, cash and cash equivalents represent cash at bank and on hand, demand deposits with banks and other financial institutions, and short-term highly liquid investments which are readily convertible into known amounts of cash and subject to an insignificant risk of change in value. Bank overdrafts which are repayable on demand and form an integral part of the Group's cash management are also included as a component of cash and cash equivalents.

### 4. 重大會計政策 (續)

#### 預期信貸虧損之虧損撥備

本集團按攤銷成本確認金融資產(定義見香港財務報告準則第15號)的預期信貸虧損之虧損撥備。預期信貸虧損乃加權平均信貸虧損，並以發生相關違約風險之金額作為加權數值。

於各報告期末，本集團計量金融工具的虧損撥備，金額等於該金融工具預計年內所有可能違約事件所產生應收賬款的預期信貸虧損(「**全期預期信貸虧損**」)，或自初步確認後該金融工具的信貸風險大幅增加。

倘於報告期末，金融工具(應收賬款除外)的信貸風險自初步確認後並無大幅增加，本集團會按相等於反映該金融工具可能於報告期後十二個月內發生的違約事件所引致預期信貸虧損的全期預期信貸虧損部分的金額，計量該金融工具之虧損撥備。

於報告期末將虧損撥備調整至規定金額的預期信貸虧損或撥回金額，於損益中確認為減值收益或虧損。

#### 現金及現金等價物

就現金流量表而言，現金及現金等價物指銀行及手頭現金、存於銀行及其他金融機構的活期存款，及可隨時轉換為已知數額現金且並無重大價值變動風險的短期及高度流通投資。應要求償還及構成本集團現金管理一個完整部分的銀行透支亦列入現金及現金等價物的一部分。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

#### Financial liabilities and equity instruments

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument under HKFRSs. An equity instrument is any contract that evidences a residual interest in the assets of the Group after deducting all of its liabilities. The accounting policies adopted for specific financial liabilities and equity instruments are set out below.

#### Borrowings

Borrowings are initially recognised at fair value, net of transaction costs incurred, and subsequently measured at amortised cost using the effective interest method.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the reporting period.

#### Financial guarantee contract liabilities

Financial guarantee contract liabilities are initially recognised at fair value and subsequently measured at the higher of:

- the loss allowance; and
- the amount initially recognised less cumulative amortisation recognised in profit or loss over the terms of the guarantee contracts.

#### Trade and other payables

Trade and other payables are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method unless the effect of discounting would be immaterial, in which case they are stated at cost.

### 4. 重大會計政策 (續)

#### 金融負債及權益工具

金融負債及權益工具乃根據所訂立之合約安排之內容及根據香港財務報告準則對金融負債及權益工具之定義而分類。權益工具為證明於本集團經扣除其所有負債後之資產中所剩餘權益之任何合約。就特定金融負債及權益工具而採納之會計政策載於下文。

#### 借貸

借貸起初按公允價值扣除所產生交易成本確認，其後使用實際利息法按攤銷成本計量。

除非本集團有權並在無條件限制的情況下將負債的償還日延長至報告期間後最少十二個月，否則借貸將被分類為流動負債。

#### 財務擔保合約負債

財務擔保合約負債初步按公允價值確認，其後以下列較高者計量：

- 虧損撥備；及
- 初步確認金額減擔保合約期內損益中確認的累計攤銷。

#### 貿易及其他應付款項

貿易及其他應付款項初步按公允價值確認，其後則以實際利率法按攤銷成本計量，折現影響微小則作別論，在該情況下，則按成本列賬。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

#### Equity instruments

Equity instruments issued by the Company are recorded at the proceeds received, net of direct issue costs.

#### Revenue from contracts with customers

Revenue is measured based on the consideration specified in a contract with a customer with reference to the customary business practices and excludes amounts collected on behalf of third parties. For a contract where the period between the payment by the customer and the transfer of the promised product or service exceeds one year, the consideration is adjusted for the effect of a significant financing component.

The Group recognises revenue when it satisfies a performance obligation by transferring control over a product or service to a customer. Depending on the terms of a contract and the laws that apply to that contract, a performance obligation can be satisfied over time or at a point in time. A performance obligation is satisfied over time if:

- the customer simultaneously receives and consumes the benefits provided by the Group's performance;
- the Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
- the Group's performance does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date.

If a performance obligation is satisfied over time, revenue is recognised by reference to the progress towards complete satisfaction of that performance obligation. Otherwise, revenue is recognised at a point in time when the customer obtains control of the product or service.

#### Other revenue

Interest income is recognised using the effective interest method.

### 4. 重大會計政策 (續)

#### 權益工具

本公司發行之權益工具按已收所得款項(扣除直接發行費用)入賬。

#### 來自客戶合約的收入

收入乃根據與客戶訂立的合約所指明的代價參考慣常業務慣例計量，並不包括代表第三方收取的金額。對於客戶付款及轉移協定產品或服務期間超過一年的合約，代價會就重大融資部分的影響進行調整。

本集團於完成向客戶轉讓產品或服務控制權的履約責任時確認收入。視乎合約條款及有關合約適用的法例，履約責任可隨時間或於某個時間點完成。倘屬以下情況，履約責任則可隨時間達成：

- 客戶同時收取及消耗本集團履約所提供的利益；
- 本集團履約創建或提升一項於創建或提升時由客戶控制的資產；或
- 本集團履約並無創建供本集團作其他用途的資產，且本集團有權就迄今為止已完成的履約部分強制收回款項。

倘履約責任可隨時間達成，收益乃根據完成有關履約責任的進度確認。否則，收益於客戶獲得產品或服務控制權的時間點確認。

#### 其他收入

利息收入乃按實際利率法確認。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

#### Employee benefits

##### (a) Employee leave entitlements

Employee entitlements to annual leave and long service leave are recognised when they accrue to employees. A provision is made for the estimated liability for annual leave and long service leave as a result of services rendered by employees up to the at the end of the reporting period.

Employee entitlements to sick leave and maternity leave are not recognised until the time of leave.

##### (b) Pension obligations

The Group contributes to defined contribution retirement schemes which are available to all employees. Contributions to the schemes by the Group and employees are calculated as a percentage of employees' basic salaries. The retirement benefit scheme cost charged in profit or loss represents contributions payable by the Group to the funds.

##### (c) Termination benefits

Termination benefits are recognised at the earlier of the dates when the Group can no longer withdraw the offer of those benefits and when the Group recognises restructuring costs and involves the payment of termination benefits.

#### Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

### 4. 重大會計政策 (續)

#### 僱員福利

##### (a) 僱員應享假期

僱員的年假及長期服務假期於賦予僱員時確認。截至報告期末已就僱員因所提供服務享有的年假及長期服務假期的估計負債作出撥備。

僱員病假及產假權利於僱員休假時始確認。

##### (b) 退休金責任

本集團為所有僱員向界定供款退休計劃作出供款。本集團與僱員各自之供款乃按僱員基本薪金之百分比計算。透過損益支銷之退休福利計劃成本指本集團向基金之供款。

##### (c) 終止聘用福利

終止聘用福利於本集團不能撤回有關福利之要約當日或本集團確認其重組成本及支付終止聘用福利當日(以較早者為準)確認。

#### 借貸成本

直接涉及收購、建築或生產合資格資產(即必須經過一段頗長時間方能準備好作擬定用途或出售之資產)之借貸成本會被資本化為該等資產之部分成本,直至該等資產大致上準備好作擬定用途或出售時為止。特定借貸款項在用作合資格資產之支出前而暫時用作投資所賺獲之投資收入,需自可資本化之借貸成本中扣除。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

#### Borrowing costs (Continued)

To the extent that funds are borrowed generally and used for the purpose of obtaining a qualifying asset, the amount of borrowing costs eligible for capitalisation is determined by applying a capitalisation rate to the expenditures on that asset. The capitalisation rate is the weighted average of the borrowing costs applicable to the borrowings of the Group that are outstanding during the period, other than borrowings made specifically for the purpose of obtaining a qualifying asset.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

#### Government grants

A government grant is recognised when there is reasonable assurance that the Group will comply with the conditions attaching to it and that the grant will be received.

Government grants relating to income are deferred and recognised in profit or loss over the period to match them with the costs they are intended to compensate.

Government grants that become receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the Group with no future related costs are recognised in profit or loss in the period in which they become receivable.

Government grants relating to the purchase of assets are recorded as deferred income and recognised in profit or loss on a straight-line basis over the useful lives of the related assets.

### 4. 重大會計政策 (續)

#### 借貸成本 (續)

如借貸屬非指定用途而所得款項用作獲取合資格資產，可資本化之借貸成本金額以該項資產開支之資本化率計算釐定。資本化率為適用於本集團該期間未償還借貸之借貸成本加權平均值（為獲得合資格資產之特別借貸除外）。

所有其他借貸成本於產生期間的損益內確認。

#### 政府補貼

政府補貼於合理保證本集團遵守所有附帶條件以及將獲取補助時確認。

有關收入之政府補貼為遞延收入及於期內於損益確認為與擬作補償的成本相匹配之收入。

作為已產生開支或虧損之應收補償或就給予本集團即時財務支援目的而無未來相關成本之政府補貼，於成為應收款項期間於損益確認。

有關購買資產之政府補貼記錄為遞延收入並以直線法於有關資產之可使用年期內於損益確認。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

#### Taxation

Income tax represents the sum of the current tax and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit recognised in profit or loss because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences, unused tax losses or unused tax credits can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

Deferred tax liabilities are recognised for taxable temporary differences arising on investments in subsidiaries and associates except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future.

### 4. 重大會計政策 (續)

#### 稅項

所得稅指即期稅項及遞延稅項之總額。

現時應付稅項乃按本年度應課稅溢利計算。應課稅溢利與損益中所確認溢利不同，因為前者不包括在其他年度應課稅或可扣稅收入或開支，並且不包括永不課稅或扣稅的項目。本集團本期稅項負債乃按報告期末前已確立或實際確立的稅率計算。

遞延稅項以資產及負債於其綜合財務報表的賬面值與計算應課稅溢利所用相應稅基之間的差額確認。遞延稅項負債通常會就所有應課稅臨時性差額確認，而遞延稅項資產乃於可能出現可利用臨時性差額扣稅、未動用稅項虧損或稅項回撥的應課稅溢利時確認。若於一項交易中，因商譽或因業務合併以外原因開始確認其他資產及負債而引致的臨時性差額既不影響應課稅溢利亦不影響會計溢利，則不會確認該等資產及負債。

遞延稅項負債乃就於附屬公司及聯營公司之投資而引致的應課稅臨時性差額而確認，惟若本集團可控制臨時性差額撥回及臨時性差額有可能未必於可見將來撥回的情況除外。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

#### Taxation (Continued)

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised, based on tax rates that have been enacted or substantively enacted by the end of the reporting period. Deferred tax is recognised in profit or loss, except when it relates to items recognised in other comprehensive income or directly in equity, in which case the deferred tax is also recognised in other comprehensive income or directly in equity.

The measurement of deferred tax assets and liabilities reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Group intends to settle its current tax assets and liabilities on a net basis.

### 4. 重大會計政策 (續)

#### 稅項 (續)

遞延稅項資產的賬面值於各報告期末作檢討，並於不再可能有足夠應課稅溢利恢復全部或部分資產時作調減。

遞延稅項乃按預期於負債清償或資產變現期間適用的稅率計算，有關稅率為於報告期末前已確立或實際確立的稅率。遞延稅項於損益中確認，惟倘遞延稅項在其他全面收益或直接在權益中確認的情況（在此情況下遞延稅項亦會於其他全面收益或直接於權益中確認）除外。

遞延稅項資產及負債之計量反映本集團於報告期末預計收回或結算資產及負債賬面值之方式而引致之稅務後果。

遞延稅項資產及負債在具合法執行權利以現行稅項資產抵銷現行稅項負債，以及其與同一課稅機關徵收之所得稅有關，而本集團計劃以淨額基準處理其現行稅項資產及負債時，方予以抵銷。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

#### Segment reporting

Operating segments and the amounts of each segment item reported in the financial statements are identified from the financial information provided regularly to the Group's most senior executive management for the purpose of allocating resources and assessing the performance of the Group's various lines of business.

Individually material operating segments are not aggregated for financial reporting purposes unless the segments have similar economic characteristics and are similar in respect of the nature of products and services, the nature of production processes, the type or class of customers, the methods used to distribute the products or provide the services, and the nature of the regulatory environment. Operating segments which are not individually material may be aggregated if they share a majority of these criteria.

#### Related parties

A related party is a person or entity that is related to the Group.

- (a) A person or a close member of that person's family is related to the Group if that person:
  - (i) has control or joint control over the Group;
  - (ii) has significant influence over the Group; or
  - (iii) is a member of the key management personnel of the Company or of a parent of the Company.

### 4. 重大會計政策 (續)

#### 分部報告

經營分部及財務報表所呈報各分部的金額，乃摘錄自為向本集團各項業務分配資源及評估其業績而定期向本集團最高行政管理層提供的財務資料。

個別重要的經營分部不會合併進行財務申報，但如該等經營分部的經濟特性相似且其產品和服務的性質、生產工序的性質、客戶類別或階層、分銷產品或提供服務所使用的方法以及監管環境的性質類似，則作別論。個別不重要的經營分部如果符合以上大部分條件，則合併作為一個報告分部。

#### 關聯方

關聯方為與本集團有關連之個人或實體。

- (a) 該人士或該人士之近親與本集團有關連，倘該人士：
  - (i) 控制或共同控制本集團；
  - (ii) 對本集團有重大影響；或
  - (iii) 為本公司或本公司母公司之主要管理層成員。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

#### Related parties (Continued)

- (b) An entity is related to the Group (reporting entity) if any of the following conditions applies:
- (i) The entity and the Company are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others).
  - (ii) One entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member).
  - (iii) Both entities are joint ventures of the same third party.
  - (iv) One entity is a joint venture of a third entity and the other entity is an associate of the third entity.
  - (v) The entity is a post-employment benefit plan for the benefit of employees of either the Group or an entity related to the Group. If the Group is itself such a plan, the sponsoring employers are also related to the Group.
  - (vi) The entity is controlled or jointly controlled by a person identified in (a).
  - (vii) A person identified in (a)(i) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity).
  - (viii) The entity, or any member of a group of which it is a part, provides key management personnel services to the Company or to a parent of the Company.

### 4. 重大會計政策 (續)

#### 關聯方 (續)

- (b) 倘符合下列任何條件，則該實體與本集團（報告實體）有關聯：
- (i) 該實體與本公司屬同一集團之成員公司（即各母公司、附屬公司及同系附屬公司彼此間有關聯）。
  - (ii) 一間實體為另一實體之聯營公司或合營企業（或另一實體為成員公司之集團旗下成員公司之聯營公司或合營企業）。
  - (iii) 兩間實體均為同一第三方之合營企業。
  - (iv) 一間實體為第三方實體之合營企業，而另一實體為該第三方實體之聯營公司。
  - (v) 實體為本集團或與本集團有關連之實體就僱員利益設立之離職福利計劃。倘本集團本身屬有關計劃，提供資助之僱主亦與本集團有關連。
  - (vi) 實體受(a)內所識別人士控制或共同控制。
  - (vii) (a)(i)內所識別人士對實體有重大影響力或屬該實體（或該實體之母公司）之主要管理層成員。
  - (viii) 實體或其所屬集團之任何成員公司向本公司或本公司之母公司提供主要管理人員服務。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

#### Impairment of assets

At the end of each reporting period, the Group reviews the carrying amounts of its tangible and intangible assets except inventories and receivables to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of any impairment loss. Where it is not possible to estimate the recoverable amount of an individual asset, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

If the recoverable amount of an asset or cash-generating unit is estimated to be less than its carrying amount, the carrying amount of the asset or cash-generating unit is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Where an impairment loss subsequently reverses, the carrying amount of the asset or cash-generating unit is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined (net of amortisation or depreciation) had no impairment loss been recognised for the asset or cash-generating unit in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

### 4. 重大會計政策 (續)

#### 資產減值

於各報告期末，本集團會審閱其有形及無形資產（存貨及應收款項除外）之賬面值，以釐定是否有任何情況顯示該等資產已出現減值虧損。倘出現任何有關情況，則會估計資產之可收回金額，以釐定減值虧損之數額。如未能對個別資產之可收回金額作出估計，則本集團會評估該資產所屬之現金產生單位之可收回金額。

可收回金額乃公允價值減出售成本與使用價值兩者中之較高者。評估使用價值時，估計未來現金流量按稅前折現率折現至其現值，稅前折現率反映對貨幣時間價值及資產特定風險之當前市場評估。

倘資產或現金產生單位之可收回金額估計低於其賬面值，則資產或現金產生單位之賬面值將調低至其可收回金額。減值虧損即時於損益中確認，除非有關資產乃以重估金額列賬，在該情況下減值虧損將視為重估之減值。

倘減值虧損於其後回撥，資產或現金產生單位之賬面值將增加至重新估計之可收回金額，惟增加後之賬面值不得超過於以往年度並無就資產或現金產生單位確認減值虧損而原已釐定之賬面值（扣除攤銷或折舊）。減值虧損之回撥即時於損益中確認，除非有關資產乃以重估金額列賬，在該情況下減值虧損之回撥將視為重估之增值。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

#### Provisions and contingent liabilities

Provisions are recognised for liabilities of uncertain timing or amount when the Group has a present legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. Where the time value of money is material, provisions are stated at the present value of the expenditures expected to settle the obligation.

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is disclosed as a contingent liability, unless the probability of outflow is remote. Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events are also disclosed as contingent liabilities unless the probability of outflow is remote.

#### Events after the reporting period

Events after the reporting period that provide additional information about the Group's position at the end of the reporting period or those that indicate the going concern assumption is not appropriate are adjusting events and are reflected in the consolidated financial statements. Events after the reporting period that are not adjusting events are disclosed in the notes to the consolidated financial statements when material.

### 5. CRITICAL KEY ESTIMATES

#### Key sources of estimation uncertainty

The key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are discussed below.

### 4. 重大會計政策 (續)

#### 撥備及或然負債

倘本集團須就過往事件承擔當前法律或推定義務，而履行該義務可能會導致經濟利益外流，並可對所需款項作出可靠之估計，則就該時間或數額不定之負債確認撥備。如果貨幣時間價值重大，則按預計履行義務所需開支之現值計列撥備。

倘經濟利益外流之可能性較低，或是無法對有關款額作出可靠之估計，則將該義務披露為或然負債，若該類資源外流之可能性極低則除外。須視乎一項或多項未來事件是否發生才能確定存在與否之潛在義務，亦會披露為或然負債，若該類資源外流之可能性極低則除外。

#### 報告期後事項

為本集團於報告期末狀況提供額外資料或顯示持續經營假設並不合適之報告期後事項均屬調整事項及反映於綜合財務報表內。不屬於調整事項之報告期後事項於重要時在綜合財務報表附註內作出披露。

### 5. 主要估計

#### 估計不明朗因素之主要來源

於報告期末有重大風險可致使下個財政年度之資產及負債賬面值須作重大調整而與未來有關之主要假設及估計不明朗因素之其他主要來源論述如下。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 5. CRITICAL KEY ESTIMATES (Continued)

#### Key sources of estimation uncertainty (Continued)

##### (a) Impairment for trade and other receivables and prepayments

The Group makes impairment loss for bad and doubtful debts based on assessments of the recoverability of the trade and other receivables and prepayments, including the current creditworthiness and the past collection history of each debtor. Impairments arise where events or changes in circumstances indicate that the balances may not be collectible. The identification of bad and doubtful debts requires the use of judgement and estimates. Where the actual result is different from the original estimate, such difference will impact the carrying value of the trade and other receivables and doubtful debt expenses in the year in which such estimate has been changed.

##### (b) Income taxes and deferred tax

Significant estimates are required in determining the provision for income taxes. There are many transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made.

Deferred tax assets in respect of tax losses carried forward and deductible temporary differences are recognised and measured based on the expected manner of realisation or settlement of the carrying amount of the relevant assets and liabilities, using tax rates enacted or substantively enacted at the end of each reporting date. In determining the carrying amounts of deferred tax assets, expected taxable profits are estimated which involves a number of assumptions related to the operating environment of the Group and require a significant level of judgement on the part of the directors. Any change in such assumptions and judgement would affect the carrying amounts of deferred tax assets to be recognised and hence the net profit in future years.

### 5. 主要估計 (續)

#### 估計不明朗因素之主要來源 (續)

##### (a) 貿易及其他應收款項以及預付款項之減值

本集團根據評估貿易及其他應收款項以及預付款項之減值之可收回性對呆壞賬作出減值虧損，包括每位債務人之目前信譽及過往收款記錄。於發生顯示餘額可能無法收回之事件或情況變動下會出現減值。呆壞賬之識別需要判斷和估計。倘實際結果有別於原來估計，則該等差額將於上述估計出現變動之年度影響應收賬款及其他應收款項及呆賬開支之賬面值。

##### (b) 所得稅及遞延稅項

釐定所得稅撥備時須作出重大估計。在日常業務過程中，有很多交易及計算在釐定最終稅項時並不確定。倘該等事項之最終稅務結果與最初記錄之金額不一致，有關差額會影響作出有關釐定的期間內之所得稅及遞延稅項撥備。

有關已結轉稅項虧損及可抵扣暫時差額的遞延稅項資產，使用於各報告日期結束時已頒佈或實質上已頒佈的稅率，按照相關資產及負債賬面值的預期變現或清償方式確認及計量。在釐定遞延稅項資產的賬面值時，會對預期應課稅收益作出估計，當中涉及多項有關本集團經營環境的假設，並需要董事作出大量判斷。若該等假設及判斷出現任何變動，均會影響將予確認的遞延稅項資產的賬面值，繼而影響未來年度的純利。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 6. FINANCIAL RISK MANAGEMENT

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

#### (a) Foreign currency risk

The Group only has certain exposure to foreign currency risk as most of its business transactions, assets and liabilities are principally denominated in the functional currencies of the Group entities RMB. The Group currently does not have a foreign currency hedging policy in respect of foreign currency transactions, assets and liabilities. The Group will monitor its foreign currency exposure closely and will consider hedging significant foreign currency exposure should the need arise.

If the RMB had weakened/strengthened 5 per cent against the Hong Kong dollar and United States dollars with all other variables held constant, consolidated profit before tax for the year would have been approximately RMB709,000 (2021: RMB13,904,000) higher/lower, arising mainly as a result of the foreign exchange loss on cash and cash equivalents denominated in Hong Kong dollar and United States dollars.

#### (b) Credit risk

Credit risk refers to the risk that a counterparty will default on its contractual obligation resulting in a financial loss to the Group. The Group's credit risk is primarily attributable to cash at bank and trade, loan and other receivables. Management has a credit policy in place and the exposures to these credit risks are monitored on an ongoing basis.

Apart from trade receivables due from related parties, the Group has large number of customers and there was no concentration of credit risk.

### 6. 金融風險管理

本集團業務面對多種金融風險：外幣風險、信貸風險、流動資金風險及利率風險。本集團之整體風險管理政策集中於金融市場之低可測度，並力求盡量減低對本集團財務表現之潛在不利影響。

#### (a) 外幣風險

由於本集團大部分業務交易、資產及負債主要以本集團實體的功能貨幣人民幣計值，因此本集團僅面臨一定的外幣風險。本集團目前並無關於外幣交易、資產及負債的外幣對沖政策。本集團將密切監測其外幣風險，並將於需要時考慮對沖重大的外幣風險。

倘人民幣對港元及美元貶值／升值5%，而所有其他變量保持不變，本年度的綜合稅前溢利將增加／減少人民幣709,000元（2021年：人民幣13,904,000元），主要是由於以港元及美元計值的現金及現金等價物匯兌虧損所致。

#### (b) 信貸風險

信貸風險是指交易對方不履行其合約義務，造成本集團蒙受財務損失的風險。本集團的信貸風險主要來自銀行現金及貿易、貸款及其他應收款項。管理層已制定信貸政策並持續監控該等信貸風險。

除應收關聯方貿易應收款項外，本集團擁有大量客戶且並無集中的信貸風險。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 6. FINANCIAL RISK MANAGEMENT (Continued)

#### (b) Credit risk (Continued)

The Group's cash at bank is mainly held by well-known financial institutions. Management does not foresee any significant credit risks arising from these deposits and does not expect that these financial institutions will default and cause losses to the Group.

The Group assessed that the expected loss rate for trade receivables from related parties were low considering the good finance position and credit history of the related parties.

The Group applies the simplified approach to providing for expected credit losses (“ECL”) prescribed by HKFRS 9, which permits the use of the lifetime expected loss provision for trade receivables due from third parties. To measure the ECL, trade receivables due from third parties have been grouped based on shared credit risk characteristics and the days past due. The ECL also incorporate forward-looking information.

The Group expects that the credit risk associated with trade receivables due from related parties is considered to be low, since they have a strong capacity to meet its contractual cash flow obligations in the near term. The Group has assessed that the ECL rate for the amounts due from related parties are immaterial under 12 months ECL method and considered them to have low credit risk, and thus the loss allowance is immaterial.

For loan and other receivables other than those from related parties, management makes periodic collective assessments as well as individual assessment on the recoverability of other receivables based on historical settlement records and past experience.

### 6. 金融風險管理(續)

#### (b) 信貸風險(續)

本集團的銀行現金主要由知名的金融機構持有。管理層預計該等存款不會產生任何重大信貸風險，並預計該等金融機構不會違約而使本集團蒙受損失。

鑒於關聯方良好的財務狀況及信貸過往，本集團估計關聯方貿易應收款項的預期虧損率較低。

本集團應用簡化方法，就香港財務報告準則第9號所規定的預期信貸虧損(「預期信貸虧損」)計提撥備，該準則允許就應收第三方的貿易應收款項利用存續期預期虧損撥備。為計量預期信貸虧損，應收第三方的貿易應收款項的類別乃根據其所具有的信貸風險特徵及逾期天數劃分。預期信貸虧損亦包含前瞻性資料。

本集團預期與應收關聯方貿易應收款項相關的信貸風險較低，因為彼等有雄厚實力滿足其近期的合約現金流量義務。本集團經評估認為，按照12個月預期信貸虧損方法，應收關聯方款項的預期信貸虧損率並不重大，並將該等款項視為低信貸風險，因此虧損撥備並不重大。

就貸款及其他應收款項(應收關聯方款項除外)而言，管理層根據過往結算記錄及過往經驗，就其他應收款項的可收回性定期作出整體及個別評估。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 6. FINANCIAL RISK MANAGEMENT (Continued)

#### (b) Credit risk (Continued)

The Group considers the probability of default whether there has been a significant increase in credit risk on an ongoing basis throughout each reporting period. To assess whether there is a significant increase in credit risk the Group compares the risk of a default occurring on the asset as at the reporting date with the risk of default as at the date of initial recognition. It considers available reasonable and supportive forwarding-looking information. Especially the following indicators are incorporated:

- actual or expected significant adverse changes in business, financial or economic conditions that are expected to cause a significant change to the borrower's ability to meet its obligations;
- actual or expected significant changes in the operating results of the borrower;
- significant changes in the expected performance and behaviour of the borrowers, including changes in the payment status of borrowers and changes in the operating results of the borrowers.

### 6. 金融風險管理 (續)

#### (b) 信貸風險 (續)

本集團考慮違約的可能性，也評估在各報告期間信貸風險是否會持續顯著增加。在評估信貸風險是否顯著增加時，本集團將報告日期資產發生違約的風險與初始確認日期發生違約的風險進行比較，同時也考慮可獲得的合理及支持性前瞻性資料。特別是結合了以下指標：

- 業務、財務或經濟環境中實際或者預期發生的預期導致借款人履行責任的能力產生重大變化的重大不利變化；
- 借款人經營業績的實際或預期重大變化；
- 借款人預期表現及行為的重大變化，包括借款人的付款狀況變化及借款人的經營業績變化。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 6. FINANCIAL RISK MANAGEMENT (Continued)

#### (b) Credit risk (Continued)

A summary of the assumptions underpinning the Group's expected credit loss model is as follows:

Category 類別	Group definition of category 本集團針對各類的定義	Basis for recognition of expected credit loss provision 確認預期信貸虧損撥備的基準
Performing 正常	Customers have a low risk of default and a strong capacity to meet contractual cash flows 客戶違約風險很低且有能力產生合約要求的現金流量	12 months expected losses. Where the expected lifetime of an asset is less than 12 months, expected losses are measured at its expected lifetime 未來12個月的預期虧損。對於預期存續期在12個月之內的資產，預期虧損基於預期存續期計量
Underperforming 關注	Receivables for which there is a significant increase in credit risk; as significant increase in credit risk is presumed if interest and/or principal repayments are 180 days past due 信貸風險顯著增加的應收款項；倘利息及／或本金還款逾期180天，則推定信貸風險將顯著增加	Lifetime expected losses 存續期間預期虧損
Non-performing 不良	Interest and/or principal repayments are 365 days past due 利息及／或本金還款逾期365天	Lifetime expected losses 存續期間預期虧損

### 6. 金融風險管理(續)

#### (b) 信貸風險(續)

本集團預期信貸虧損模式基於的假設總結如下：

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 6. FINANCIAL RISK MANAGEMENT (Continued)

#### (b) Credit risk (Continued)

The Group accounts for its credit risk by appropriately providing for expected credit losses on a timely basis. In calculating the expected credit loss rates, the Group considers historical loss rates for each category of receivables and adjusts for forward looking macroeconomic data. As there was no significant change of the customer base, historical credit loss rate of customers and forward-looking information for the years ended 31 December 2021 and 2022.

As at 31 December 2021 and 2022, the loss allowance provision for the trade and other receivables due from third parties was determined as follows. The expected credit losses below also incorporated forward looking information.

### 6. 金融風險管理(續)

#### (b) 信貸風險(續)

本集團通過及時適當地為預期信貸虧損作出撥備來計算信貸風險。計算預期信貸虧損率時，本集團考慮各類應收款項的歷史虧損率，並對前瞻性宏觀經濟數據進行調整。由於截至2021年及2022年12月31日止年度的客戶群、過往客戶信貸虧損率及前瞻性資料並無重大變動。

於2021年及2022年12月31日，應收第三方貿易及其他應收款項的虧損撥備釐定如下。下文預期信貸虧損亦包含前瞻性資料。

		2022 2022年		2021 2021年			
		Expected loss rate 預期虧損率	Gross carrying amount 賬面總額 RMB'000 人民幣千元	Loss allowance 虧損撥備 RMB'000 人民幣千元	Expected loss rate 預期虧損率	Gross carrying amount 賬面總額 RMB'000 人民幣千元	Loss allowance 虧損撥備 RMB'000 人民幣千元
At 31 December 2022 於2022年12月31日							
<b>Trade receivables</b>	<b>貿易應收款項</b>						
Related parties	關聯方	2%	111,510	2,299	0.5%	29,945	149
Third party aging	第三方賬齡						
Within 1 year	1年以內	3%	181,089	5,588	5%	124,674	6,234
1 to 2 years	1至2年	9%	52,855	4,622	10%	29,904	2,990
2 to 3 years	2至3年	30%	12,135	3,628	30%	4,862	1,459
3 to 4 years	3至4年	50%	6,900	3,273	50%	5,569	2,785
Over 4 years	4年以上	100%	5,798	5,798	100%	4,025	4,025
Total	總計		370,287	25,208		198,979	17,642
<b>Other receivables</b>	<b>其他應收款項</b>						
Related parties	關聯方	0.5%	267,529	1,345	0.5%	53,994	270
Third party aging	第三方賬齡						
Within 1 year	1年以內	1%	97,377	942	1%	178,684	2,508
1 to 2 years	1至2年	8%	4,214	337	8%	7,198	582
2 to 3 years	2至3年	17%	1,225	208	17%	323	54
3 to 4 years	3至4年	14%	159	22	14%	916	129
Over 4 years	4年以上	42%	4,920	2,066	42%	5,316	2,211
Total	總計		375,424	4,920		246,431	5,754

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 6. FINANCIAL RISK MANAGEMENT (Continued)

#### (b) Credit risk (Continued)

The movement in the allowance for impairment of trade receivables and other receivables during the year, including both specific and collective loss components, is as follows:

#### Impairment of trade and other receivables

		Trade receivables 貿易應收款項 RMB'000 人民幣千元	Other receivables 其他應收款項 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
At 1 January 2021	於2021年1月1日	16,604	7,474	24,078
Impairment loss recognised/ (reversed)	已確認/(撥回)減值虧損	1,038	(1,720)	(682)
At 31 December 2021 and 1 January 2022	於2021年12月31日及 2022年1月1日	<b>17,642</b>	<b>5,754</b>	<b>23,396</b>
Impairment loss recognised/ (reversed)	已確認/(撥回)減值虧損	<b>7,566</b>	<b>(834)</b>	<b>6,732</b>
At 31 December 2022	於2022年12月31日	<b>25,208</b>	<b>4,920</b>	<b>30,128</b>

As at 31 December 2022 and 2021, the gross carrying amount of trade and other receivables (excluding prepayments) was RMB745,711,000 and RMB445,410,000 respectively, and thus the maximum exposure to loss was RMB715,583,000 and RMB422,014,000 respectively.

### 6. 金融風險管理(續)

#### (b) 信貸風險(續)

於年內，貿易及其他應收款項之減值撥備之變動(包括特別及綜合虧損部份)如下：

#### 貿易及其他應收款項減值

於2022年及2021年12月31日，貿易及其他應收款項(不包括預付款項)的賬面總額分別為人民幣745,711,000元及人民幣445,410,000元，因此最大的虧損敞口分別為人民幣715,583,000元及人民幣422,014,000元。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 6. FINANCIAL RISK MANAGEMENT (Continued)

#### (c) Liquidity risk

The Group's policy is to regularly monitor current and expected liquidity requirements to ensure that it maintains sufficient reserves of cash to meet its liquidity requirements in the short and longer term.

The maturity analysis, based on undiscounted cash flows, of the Group's financial liabilities is as follows:

31 December 2022 2022年12月31日		Less than 1 year 1年以內 RMB'000 人民幣千元	Between 1 and 2 years 1至2年 RMB'000 人民幣千元	Between 2 and 5 years 2至5年 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
Trade and other payables	貿易及其他應付款項	329,246	—	—	329,246
Lease liabilities	租賃負債	1,287	1,061	—	2,348
Borrowings	借貸	55,835	—	—	55,835
		<b>386,368</b>	<b>1,061</b>	<b>—</b>	<b>387,429</b>

31 December 2021 2021年12月31日		Less than 1 year 1年以內 RMB'000 人民幣千元	Between 1 and 2 years 1至2年 RMB'000 人民幣千元	Between 2 and 5 years 2至5年 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
Trade and other payables	貿易及其他應付款項	249,562	—	—	249,562
Lease liabilities	租賃負債	3,524	438	199	4,161
		253,086	438	199	253,723

#### (d) Interest rate risk

Other than cash and cash equivalents, the Group has no significant interest-bearing assets and liabilities, the Group's operating cash flows are substantially independent of changes in market interest rates.

### 6. 金融風險管理(續)

#### (c) 流動資金風險

本集團之政策乃定期監察目前及預期之流動資金需求以確保其維持充足現金儲備，滿足其短期及長期之流動資金需求。

本集團金融負債基於未折現現金流量作出之到期日分析如下：

#### (d) 利率風險

除現金及現金等價物外，本集團並無其他重大的計息資產及負債，本集團的經營現金流量基本不受市場利率變動的影響。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 6. FINANCIAL RISK MANAGEMENT (Continued)

#### (e) Categories of financial instruments

		2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
Financial assets:	金融資產：		
Financial assets at amortised cost (including cash and cash equivalents)	按攤銷成本計量之金融資產 (包括現金及現金等價物)	<b>1,240,438</b>	1,172,848
Financial liabilities:	金融負債：		
Financial liabilities at amortised cost	按攤銷成本計量之金融負債	<b>371,665</b>	238,435

#### (f) Fair values

The carrying amounts of the Group's financial assets and financial liabilities at amortised cost as reflected in the consolidated statement of financial position approximate their respective fair values.

### 7. FAIR VALUE MEASUREMENTS

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The following disclosures of fair value measurements use a fair value hierarchy that categorises into three levels the inputs to valuation techniques used to measure fair value:

Level 1 inputs: quoted prices (unadjusted) in active markets for identical assets or liabilities that the Group can access at the measurement date.

Level 2 inputs: inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3 inputs: unobservable inputs for the asset or liability.

### 6. 金融風險管理(續)

#### (e) 金融工具類別

		2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
Financial assets:	金融資產：		
Financial assets at amortised cost (including cash and cash equivalents)	按攤銷成本計量之金融資產 (包括現金及現金等價物)	<b>1,240,438</b>	1,172,848
Financial liabilities:	金融負債：		
Financial liabilities at amortised cost	按攤銷成本計量之金融負債	<b>371,665</b>	238,435

#### (f) 公允價值

本集團的按攤銷成本計量之金融資產及金融負債的賬面值(誠如綜合財務狀況表所示)與其各自之公允價值相若。

### 7. 公允價值計量

公允價值乃指市場參與者之間於計量日期進行的有序交易中出售一項資產所收取的價格或轉移一項負債所支付的價格。以下為使用公允價值層級之公允價值計量披露，有關層級將用以計量公允價值之估值方法之輸入數據分為三個層級：

第一級輸入數據：本集團於計量日期可取得相同資產或負債於活躍市場之報價(未經調整)。

第二級輸入數據：資產或負債之直接或間接可觀察輸入數據(第一級包括的報價除外)。

第三級輸入數據：資產或負債之不可觀察輸入數據。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 7. FAIR VALUE MEASUREMENTS (Continued)

The Group's policy is to recognise transfers into and transfers out of any of the three levels as of the date of the event or change in circumstances that caused the transfer.

- (a) Reconciliation of assets measured at fair value based on level 3:

		<b>Financial assets at FVTPL</b> 按公允價值計量且其變動計入損益的金融資產 RMB'000 人民幣千元
At 1 January 2021	於2021年1月1日	3,540
Addition	添置	163,500
Disposal	出售	(168,095)
Fair value gain recognised in profit or loss (#)	於損益確認之公允價值收益(#)	1,055
At 31 December 2021 and 1 January 2022	於2021年12月31日及 2022年1月1日	—
Addition	添置	<b>2,800</b>
Disposal	出售	<b>(2,800)</b>
At 31 December 2022	於2022年12月31日	—
(#) Include gains or losses for assets held at 2022	(#) 包括於2022年持有之資產 的收益或虧損	—
(#) Include gains or losses for assets held at 2021	(#) 包括於2021年持有之資產 的收益或虧損	1,055

- (b) Disclosure of valuation process used by the Group and valuation techniques and inputs used in fair value measurements:

The Group's chief financial officer is responsible for the fair value measurements of assets and liabilities required for financial reporting purposes, including level 3 fair value measurements. The financial controller reports directly to the Board of Directors for these fair value measurements. Discussions of valuation processes and results are held between the financial controller and the Board of Directors at least twice a year.

### 7. 公允價值計量 (續)

本集團之政策為於導致轉撥之事件或情況出現變動當日確認自三個層級中的任何一個層級之轉入及轉出。

- (a) 根據第三級按公允價值計量的資產之對賬：

- (b) 本集團所採用的估值程序、估值技巧及公允價值計量所採用的輸入數據披露：

本集團首席財務官負責財務申報要求的資產及負債公允價值計量，包括第三層級公允價值計量。財務總監直接向董事會報告該等公允價值計量。財務總監與董事會至少每年進行兩次估計程序及結果討論。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 8. REVENUE

Revenue represents income from property management services, value-added services to non-property owners and community value-added services.

### 8. 收益

收益指來自物業管理服務、非業主增值服務及社區增值服務之收入。

	2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
<b>Revenue from contracts with customers: 來自客戶合約的收入：</b>		
Property management services 物業管理服務	<b>609,696</b>	507,083
Value-added services to non-property owners 非業主增值服務	<b>188,978</b>	180,914
Community value-added services 社區增值服務	<b>159,923</b>	182,425
	<b>958,597</b>	870,422

For the years ended 31 December 2022 and 2021, revenue from entities controlled by the Ultimate Controlling Shareholder and joint ventures and associates of the Ultimate Controlling Shareholder contributed to 27% and 29% of the Group's revenue, respectively. Other than entities controlled by the Ultimate Controlling Shareholder and joint ventures and associates of the Ultimate Controlling Shareholder, the Group had a large number of customers and none of whom contributed 10% or more of the Group's revenue for the years ended 31 December 2022 and 2021.

截至2022年及2021年12月31日止年度，來自最終控股股東控制的實體以及最終控股股東的合營企業及聯營公司的收益分別佔本集團收益的27%及29%。除最終控股股東控制的實體及最終控股股東的合營企業及聯營公司外，本集團擁有大量客戶，截至2022年及2021年12月31日止年度，概無任何客戶貢獻本集團收益的10%或以上。

#### Disaggregation of revenue from contracts with customers:

The major operating entities of the Group are domiciled in the PRC. Accordingly, all the Group's revenues were derived in the PRC for the year ended 31 December 2022 and 2021.

#### 來自客戶合約收益之細分：

本集團的主要營運實體位於中國。因此，本集團於截至2022年及2021年12月31日止年度的所有收入均來自中國。

	2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
<b>Timing of revenue recognition 收入確認的時間</b>		
Over time 隨時間	<b>850,046</b>	764,910
At a point in time 某一時間點	<b>108,551</b>	105,512
	<b>958,597</b>	870,422

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 8. REVENUE (Continued)

#### Unsatisfied performance obligations

For property management services and value-added services to non-property owners, the Group recognises revenue in the amount that equals to the right to invoice which corresponds directly with the value to the customer of the Group's performance to date, on a monthly basis. The Group has elected the practical expedient for not to disclose the remaining performance obligations for these type of contracts. The majority of the property management services contracts do not have a fixed term.

For community value-added services, they are rendered in short period of time, which is generally less than a year, and the Group has elected the practical expedient for not to disclose the remaining performance obligations for these type of contracts.

### 9. SEGMENT INFORMATION

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

For the year ended 31 December 2022 and 2021, the Group is principally engaged in the provision of property management services, community value-added services, and value-added services to non-property owners. Management reviews the operating results of the business as one operating segment to make decisions about resources to be allocated. Therefore, the CODM of the Company regards that there is only one segment which is used to make strategic decisions.

The principal operating entities of the Group are domiciled in the PRC. Accordingly, all of the Group's revenue were derived in the PRC for the year ended 31 December 2022 and 2021.

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

### 8. 收益 (續)

#### 未履行的履約義務

就物業管理服務及非業主增值服務而言，本集團按月確認相等於有權開票金額的收入，該金額直接對應本集團迄今對客戶履約的價值。本集團已選擇可行權宜方法，不披露該等類型合約的剩餘履約責任。大部分物業管理服務合約並無固定期限。

就社區增值服務而言，其乃於短期內提供，期限通常不到一年，本集團已選擇可行權宜方法，以致毋須披露該等類型合約的剩餘履約義務。

### 9. 分部資料

管理層已根據經主要經營決策者（「**主要經營決策者**」）審閱的報告確定經營分部。主要經營決策者已被確定為本公司執行董事，負責分配資源及評估經營分部的表現。

截至2022年及2021年12月31日止年度，本集團主要從事提供物業管理服務、社區增值服務及非業主增值服務。管理層將業務經營業績作為一個經營分部進行審閱，以決定資源分配。因此，本公司的主要經營決策者認為，僅一個分部用於作出戰略決策。

本集團的主要經營實體均位於中國。因此，截至2022年及2021年12月31日止年度，本集團的所有收益均來自中國。

於2022年及2021年12月31日，本集團所有的非流動資產均位於中國。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 10. OTHER INCOME

### 10. 其他收入

		2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
Government grants (note)	政府補貼(附註)	20,026	12,530
Income from financial guarantee contract	財務擔保合約收入	14,297	—
Value-added tax deductibles	增值稅抵扣	388	1,964
		<b>34,711</b>	14,494

Note: Government grants mainly consisted of financial support funds granted by the local governments.

附註：政府補助主要包括地方政府授予的財政資助。

### 11. OTHER GAINS/(LOSSES) — NET

### 11. 其他收益／(虧損)淨額

		2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
Recognition of financial guarantee contract	確認財務擔保合約	<b>(30,000)</b>	—
Derecognition of financial guarantee contract	取消確認財務擔保合約	30,000	—
Exchange gains/(losses)	匯兌收益／(虧損)	3,622	(12,504)
Gain on disposal of a subsidiary	出售一間附屬公司的收益	4,273	—
Others (losses)/gains	其他(虧損)／收益	<b>(1,372)</b>	921
		<b>6,523</b>	(11,583)

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 12. FINANCE INCOME – NET

### 12. 融資收入淨額

		2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
Finance income	融資收入		
Interests income from loan receivables	應收貸款利息收入	5,011	—
Interests income from bank deposits	銀行存款利息收入	5,772	3,782
		<b>10,783</b>	3,782
Finance costs	融資成本		
Interest expenses for borrowings	借款利息開支	<b>(1,873)</b>	(369)
Interest expenses on lease liabilities	租賃負債利息開支	<b>(108)</b>	(229)
		<b>(1,981)</b>	(598)
		<b>8,802</b>	3,184

### 13. INCOME TAX EXPENSES

### 13. 所得稅開支

		2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
Current tax — PRC Enterprise Income Tax (“EIT”):	即期稅項 — 中國企業所得稅(「企業所得稅」):		
— Provision for the year	— 年內撥備	39,125	35,303
Deferred tax (note 29):	遞延稅項(附註29):	<b>(1,516)</b>	73
		<b>37,609</b>	35,376

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

Hong Kong profits tax rate is 16.5%. No provision for Hong Kong profits tax was provided as the Group did not have assessable profit in Hong Kong.

本公司是於開曼群島註冊成立的一家獲豁免有限責任公司，因此獲豁免繳納開曼群島所得稅。本公司於英屬維爾京群島的直接附屬公司乃根據英屬維爾京群島國際商業公司法註冊成立，因此獲豁免繳納英屬維爾京群島所得稅。

香港利得稅稅率為16.5%。由於本集團並無產生自香港的應課稅利潤，故並無就香港利得稅計提撥備。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 13. INCOME TAX EXPENSES

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

The general corporate income tax rate in PRC is 25%, with the exception of any preferential treatments received, such as the 15% preferential tax rate that Hangzhou Xier Technology Co., Ltd. (“Xier Technology”, a PRC subsidiary of the Group) can enjoy as a result of its qualification as a High and New Technology Enterprise (“HNTES”) from December 2021 to November 2024.

Pursuant to the Detailed Implementation Regulations for Implementation of the Corporate Income Tax Law issued on 6 December 2007, dividends distributed from the profits generated by the PRC companies after 1 January 2008 to their foreign investors shall be subject to this withholding income tax of 10%, a lower 5% withholding income tax rate may be applied when the immediate holding companies of the subsidiaries in Mainland China are incorporated in Hong Kong and fulfil the requirements to the tax treaty arrangements between Mainland China and Hong Kong. The Group has not accrued any withholding income tax for these undistributed earnings of its subsidiaries in Mainland China as the Group does not have a plan to distribute these earnings from its subsidiaries in Mainland China.

The reconciliation between income tax expense and the product of profit before tax at applicable tax rates is as follows:

### 13. 所得稅開支

本集團就中國內地業務經營計提的所得稅撥備乃根據現有相關立法、詮釋及慣例對年內估計應課稅利潤按適用稅率計算。

中國的一般企業所得稅稅率為25%，獲得優惠待遇除外，例如杭州悉爾科技有限公司（「悉爾科技」，本集團的中國附屬公司）由於獲得高新技術企業（「高新技術企業」）資格，自2021年12月至2024年11月可享受15%的優惠所得稅稅率。

根據於2007年12月6日頒佈的企業所得稅法實施條例，於2008年1月1日後，以中國公司產生的利潤向其海外投資者分派的股息應按10%的稅率繳納預扣所得稅，倘中國內地附屬公司的直接控股公司在香港註冊成立及符合由中國內地與香港所訂立的稅務條約安排規定，則適用5%的較低預扣所得稅稅率。由於本集團並無計劃分派來自中國內地附屬公司的該等盈利，故本集團並未就中國內地附屬公司的未分派盈利應計任何預扣所得稅。

所得稅開支與按適用稅率計算之除稅前利潤乘積的對賬如下：

		2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
Profit before taxation	除稅前利潤	162,669	145,426
Tax calculated at applicable income tax rate of 25%	按適用所得稅稅率25%計算的稅項	40,667	36,356
Preferential income tax rates applicable to certain companies comprising the Group	適用於本集團旗下若干公司的優惠所得稅稅率	(262)	(1,622)
Tax effect of income not taxable and expenses not deductible for tax purposes	毋須課稅收入及不可扣稅開支的稅務影響	(2,095)	3,775
Utilisation of tax losses previously not recognised	動用先前尚未確認的稅項虧損	(701)	(3,133)
		<b>37,609</b>	<b>35,376</b>

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 14. PROFIT AND TOTAL COMPREHENSIVE INCOME FOR THE YEAR

The Group's profit for the year is stated after charging/(crediting) the following:

### 14. 年內利潤及全面收益總額

本集團年內利潤乃經扣除／(計入)以下各項後列賬：

		2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
Auditor's remuneration	核數師薪酬	2,700	3,000
Depreciation of property, plant and equipment and right-of-use assets	物業、廠房及設備以及使用權資產折舊	7,793	10,688
Amortisation of intangible assets	無形資產攤銷	628	554
Listing expenses	上市開支	7,419	13,123
Impairment/(reversal of impairment) loss on trade and other receivables	貿易及其他應收款項減值虧損／(減值虧損撥回)	6,732	(682)
Loss on disposal/written off of property, plant and equipment	出售物業、廠房及設備之虧損／撇銷物業、廠房及設備	39	31
Staff costs including directors' emoluments:	員工成本(包括董事酬金)：		
Wages, salaries and bonuses	工資、薪金及花紅	245,280	224,482
Social insurance expenses and housing benefits (Note (i))	社會保險開支及住房福利(附註(i))	46,851	35,572
Other employee benefits	其他僱員福利	12,875	13,387
Total staff costs	員工成本總額	305,006	273,441

Note:

- (i) Employees of the Group's PRC subsidiaries are required to participate in a defined contribution scheme administered and operated by the local municipal governments. The Group's PRC subsidiaries contribute funds to the scheme to fund the retirement benefits of the employees. The contributions are calculated based on a certain percentage of the employees' salaries as agreed by the local municipal governments. The Group's PRC subsidiaries and its employees are required to make monthly contributions. The only obligation of the Group with respect to the defined contribution scheme is to make the required contribution to the scheme. There is no forfeited contribution under the defined contribution scheme available to reduce the existing level of contributions in future years.

The Group has no other material obligation for the payment of retirement benefits associated with these schemes beyond the annual contributions described above.

附註：

- (i) 本集團中國附屬公司的僱員須參與由當地市政府管理及營辦的界定供款計劃。本集團中國附屬公司向該計劃供款，為僱員的退休福利撥資。供款根據當地市政府協定的僱員薪金的特定百分比計算。本集團的中國附屬公司及其僱員須按月作出供款。本集團對界定供款計劃的責任僅為向該計劃作出所需供款。根據界定供款計劃，並無沒收供款以供減少未來年度的現有供款水平。

除上述年度供款外，本集團概無其他重大責任支付與該等計劃有關的退休福利。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 15. DIRECTORS' AND CHIEF EXECUTIVE'S EMOLUMENTS

### 15. 董事及最高行政人員酬金

For the year ended 31 December 2022	截至2022年12月31日 止年度	Directors' fees	Salaries	Housing allowance and contributions to a retirement benefit scheme	Discretionary bonuses and other benefits	Total
				住房津貼及退休福利計劃供款		
		董事袍金	薪金	住房津貼及退休福利計劃供款	酌情花紅及其他福利	總計
		RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
		人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元
<b>Executive Directors</b>	<b>執行董事</b>					
Mr. Hu Yiping	胡一平先生	—	—	—	—	—
Mr. Tang Junjie	唐俊傑先生	—	1,000	88	56	1,144
Ms. Zhu Xiaoli	朱曉莉女士	—	500	88	56	644
<b>Independent Non-Executive Directors</b>	<b>獨立非執行董事</b>					
Mr. Jia Shenghua (note i)	賈生華先生(附註i)	171	—	—	—	171
Mr. Rui Meng (note i)	芮萌先生(附註i)	171	—	—	—	171
Mr. Yang Xi (note i)	楊熙先生(附註i)	171	—	—	—	171
<b>Total</b>	<b>總計</b>	<b>513</b>	<b>1,500</b>	<b>176</b>	<b>112</b>	<b>2,301</b>

For the year ended 31 December 2021	截至2021年12月31日 止年度	Directors' fees	Salaries	Housing allowance and contributions to a retirement benefit scheme	Discretionary bonuses and other benefits	Total
				住房津貼及退休福利計劃供款		
		董事袍金	薪金	住房津貼及退休福利計劃供款	酌情花紅及其他福利	總計
		RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
		人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元
<b>Executive Directors</b>	<b>執行董事</b>					
Mr. Hu Yiping	胡一平先生	—	—	—	—	—
Mr. Tang Junjie	唐俊傑先生	—	550	77	136	763
Ms. Zhu Xiaoli	朱曉莉女士	—	300	77	71	448
<b>Independent Non-Executive Directors</b>	<b>獨立非執行董事</b>					
Mr. Jia Shenghua (note i)	賈生華先生(附註i)	86	—	—	—	86
Mr. Rui Meng (note i)	芮萌先生(附註i)	86	—	—	—	86
Mr. Yang Xi (note i)	楊熙先生(附註i)	86	—	—	—	86
<b>Total</b>	<b>總計</b>	<b>258</b>	<b>850</b>	<b>154</b>	<b>207</b>	<b>1,469</b>

Note:

(i) Appointed as director of the Company on 21 June 2021.

附註：

(i) 於2021年6月21日獲委任為本公司董事。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 15. DIRECTORS' AND CHIEF EXECUTIVE'S EMOLUMENTS (Continued)

No loans, quasi-loans or other dealings were entered into by the Company in favour of directors, controlled bodies corporate by and connected entities with such directors during the year (2021: Nil).

No significant transactions, arrangements and contracts in relation to the Group's business to which the Group was a party and in which a director of the Company had a material interest, whether directly or indirectly, subsisted at the end of the years or at any time during the year (2021: Nil).

The five highest paid individuals in the Group during the year included two (2021: two) directors whose emoluments are reflected in the analysis presented above. The emoluments of the remaining three (2021: three) individuals are set out below:

		2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
Wages, salaries and bonuses	工資、薪金及花紅	1,800	1,392
Social insurance expenses and housing benefits	社會保險費用及住房補貼	264	211
Other employee benefits	其他僱員福利	168	32
		<b>2,232</b>	1,635

The emoluments of the three (2021: three) individuals with the highest emoluments are within the following bands:

		Number of employees 僱員人數	
		2022 2022年	2021 2021年
Nil to HK\$1,000,000	零至1,000,000港元	3	3

During the year, no emoluments were paid by the Group to the directors or the five highest paid individuals as an inducement to join or upon joining the Group or as compensation for loss of office. None of the directors has waived or agreed to waive any emoluments during both years.

### 15. 董事及最高行政人員酬金 (續)

年內，本公司並無訂立以董事、有關董事控制的法團及其關連實體為受益人的貸款、準貸款或其他交易。

本集團並無訂立於年末或於年內任何時候存續而與本集團業務有關且本公司董事於其中直接或間接擁有重大權益的重大交易、安排及合約(2021年：無)。

年內本集團的五名最高薪酬人士中包括兩名(2021年：兩名)董事，該等董事酬金已於上文呈列的分析內列示。餘下三名(2021年：三名)人士的酬金載列如下：

最高薪酬的三名(2021年：三名)人士酬金範圍如下：

年內，本集團並無向董事或五名最高薪酬人士支付任何酬金，作為加入本集團或加入本集團後的獎勵或作為離職補償。概無董事於該兩個年度放棄或同意放棄任何酬金。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 16. DIVIDEND

A final dividend of the year ended 31 December 2021 of HK\$0.059 (equivalent to RMB0.048) per ordinary share totalling approximately HK\$59,994,000 (equivalent to approximately RMB51,769,000) was approved by the Company's shareholders annual general meeting on 6 July 2022.

### 17. EARNINGS PER SHARE

The calculation of the basic earnings per share for the year is based on the profit for the year attributable to the owners of the Company of approximately RMB122,023,000 (2021: RMB98,222,000) and on the weighted average number of shares in issue during the year of approximately 1,001,234,899 (2021: 873,040,255).

In determining the weighted average number of ordinary shares in issue for the year ended 31 December 2021, the ordinary shares issued as on the date of incorporation of the Company and the correspondence capitalisation issue (note 30) of 712,249,712 shares were deemed to be issued on 1 January 2020 as if the Company has been incorporated by then. The ordinary shares of 37,749,288 were deemed to be issued on 20 November 2020 (the date of capital injected by a third party investor in Shengquan Property).

No diluted loss per share is presented as the Company had no potential ordinary shares outstanding for the years ended 31 December 2022 and 2021.

### 18. PROPERTY, PLANT AND EQUIPMENT AND RIGHT-OF-USE ASSETS

### 16. 股息

截至2021年12月31日止年度之末期股息每股普通股0.059港元(相當於人民幣0.048元)合共約59,994,000港元(相當於約人民幣51,769,000元)已於2022年7月6日獲本公司股東週年大會批准。

### 17. 每股盈利

年內每股基本盈利乃以本公司擁有人應佔年內溢利約人民幣122,023,000元(2021年: 人民幣98,222,000元)及年內已發行股份加權平均數約1,001,234,899股(2021年: 873,040,255股)計算。

於釐定截至2021年12月31日止年度之已發行普通股加權平均數時, 截至本公司註冊成立日期已發行普通股及相應資本化發行(附註30)之712,249,712股股份被視為於2020年1月1日發行, 猶如本公司當時已經註冊成立。37,749,288股普通股被視為於2020年11月20日(第三方投資者向盛全物業注資的日期)發行。

由於截至2022年及2021年12月31日止年度本公司並無任何已發行在外潛在普通股, 故並無呈列每股攤薄虧損。

### 18. 物業、廠房及設備以及使用權資產

		2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
Property, plant and equipment (a)	物業、廠房及設備(a)	8,438	8,582
Right-of-use assets (b)	使用權資產(b)	2,438	3,091
		<b>10,876</b>	<b>11,673</b>

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 18. PROPERTY, PLANT AND EQUIPMENT AND RIGHT-OF-USE ASSETS (Continued)

#### (a) Property, plant and equipment

### 18. 物業、廠房及設備以及使用權資產 (續)

#### (a) 物業、廠房及設備

		Equipment and machinery		Total
		設備及機器	車輛及其他	
		RMB'000	RMB'000	RMB'000
		人民幣千元	人民幣千元	人民幣千元
<b>COST</b>	<b>成本</b>			
At 1 January 2021	於2021年1月1日	11,621	13,926	25,547
Additions	添置	1,330	6,745	8,075
Disposal/write-off	出售/撇銷	(31)	(38)	(69)
At 31 December 2021 and 1 January 2022	於2021年12月31日及2022年1月1日	<b>12,920</b>	<b>20,633</b>	<b>33,553</b>
Additions	添置	<b>643</b>	<b>6,116</b>	<b>6,759</b>
Disposal/write-off	出售/撇銷	<b>(109)</b>	<b>(28)</b>	<b>(137)</b>
Disposal of a subsidiary	出售一間附屬公司	<b>(181)</b>	<b>(153)</b>	<b>(334)</b>
At 31 December 2022	於2022年12月31日	<b>13,273</b>	<b>26,568</b>	<b>39,841</b>
<b>ACCUMULATED DEPRECIATION AND IMPAIRMENT</b>	<b>累計折舊及減值</b>			
At 1 January 2021	於2021年1月1日	8,240	8,622	16,862
Provided for the year	年內撥備	1,187	6,960	8,147
Eliminated on disposal/write-off	出售/撇銷時對銷	(31)	(7)	(38)
At 31 December 2021 and 1 January 2022	於2021年12月31日及2022年1月1日	<b>9,396</b>	<b>15,575</b>	<b>24,971</b>
Provided for the year	年內撥備	<b>1,108</b>	<b>5,626</b>	<b>6,734</b>
Eliminated on disposal/write-off	出售/撇銷時對銷	<b>(77)</b>	<b>(21)</b>	<b>(98)</b>
Disposal of a subsidiary	出售一間附屬公司	<b>(102)</b>	<b>(102)</b>	<b>(204)</b>
At 31 December 2022	於2022年12月31日	<b>10,325</b>	<b>21,078</b>	<b>31,403</b>
<b>CARRYING VALUES</b>	<b>賬面值</b>			
At 31 December 2022	於2022年12月31日	<b>2,948</b>	<b>5,490</b>	<b>8,438</b>
At 31 December 2021	於2021年12月31日	3,524	5,058	8,582

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 18. PROPERTY, PLANT AND EQUIPMENT AND RIGHT-OF-USE ASSETS (Continued)

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

		2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
<b>At 31 December:</b>	<b>於12月31日：</b>		
Land and buildings	土地及樓宇	2,438	3,091
Lease commitments of short-term leases	短期租賃的租賃承擔	1,395	2,148

The maturity analysis, based on undiscounted cash flows, of the Group's lease liabilities is as follows:

Less than 1 year	一年以內	1,287	3,524
Between 1 and 2 years	一至兩年	1,061	438
Between 2 and 5 years	兩至五年	—	199
		2,348	4,161

基於未貼現現金流量的本集團租賃負債的到期情況分析如下：

		2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
<b>Year ended 31 December:</b>	<b>截至12月31日止年度：</b>		
Depreciation charge of right-of-use assets	使用權資產折舊費用		
Land and buildings	土地及樓宇	1,059	2,541
Expenses related to short-term leases	短期租賃相關開支	5,090	6,074
Lease interests	租賃利息	108	229
Total cash outflow for leases	租賃現金流出總額	1,400	3,010
Additions to right-of-use assets	添置使用權資產	2,377	990

The Group leases various land and buildings. Lease agreements are typically made for fixed periods of 2 to 3 years. Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. The lease agreements do not impose any covenants and the leased assets may not be used as security for borrowing purposes.

本集團租賃若干土地及樓宇。租賃協議通常訂有固定租期，為期兩至三年。租賃條款按單獨基準磋商，包含各種不同條款及條件。租賃協議並無施加任何契諾，且租賃資產不得用作借貸抵押。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 19. INTANGIBLE ASSETS

### 19. 無形資產

		Computer software 計算機軟件 RMB'000 人民幣千元
<b>COST</b>	<b>成本</b>	
At 1 January 2021	於2021年1月1日	2,728
Addition	添置	942
31 December 2021 and 1 January 2022	於2021年12月31日及 2022年1月1日	<b>3,670</b>
Addition	添置	<b>1,203</b>
31 December 2022	於2022年12月31日	<b>4,873</b>
<b>ACCUMULATED AMORTISATION</b>	<b>累計攤銷</b>	
At 1 January 2021	於2021年1月1日	713
Provided for the year	年內撥備	554
At 31 December 2021	於2021年12月31日	<b>1,267</b>
Provided for the year	年內撥備	<b>628</b>
At 31 December 2022	於2022年12月31日	<b>1,895</b>
<b>CARRYING VALUE</b>	<b>賬面值</b>	
At 31 December 2022	於2022年12月31日	<b>2,978</b>
At 31 December 2021	於2021年12月31日	2,403

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 20. INVESTMENT IN ASSOCIATES

### 20. 於聯營公司的投資

		2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
Share of net assets:	應佔淨資產：	<b>2,809</b>	2,450

The following table shows, in aggregate, the Group's share of the amounts of all individually immaterial associates that are accounted for using the equity method.

下表列示以權益法入賬之本集團應佔所有個別並無重大影響之聯營公司總額。

		2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
<b>Year ended 31 December:</b>	<b>截至12月31日止年度：</b>		
Loss from continuing operations	來自持續經營業務之虧損	<b>(267)</b>	—
Profit after tax from discontinued operations	來自已終止經營業務之稅後利潤	—	—
Other comprehensive income	其他全面收益	—	—
Total comprehensive expense	全面開支總額	<b>(267)</b>	—

### 21. INVENTORIES

### 21. 存貨

		2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
Raw materials	原材料	<b>2,321</b>	3,694
Others	其他	<b>5,628</b>	4,655
		<b>7,949</b>	8,349

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 22. TRADE AND OTHER RECEIVABLES AND PREPAYMENTS

### 22. 貿易及其他應收款項以及預付款項

		2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
<b>Current:</b>	<b>即期：</b>		
Trade receivables	貿易應收款項		
— Related parties	— 關聯方	111,510	29,945
— Third parties	— 第三方	258,777	169,034
Less: allowance for impairment of trade receivables	減：貿易應收款項減值撥備	(25,208)	(17,642)
		<b>345,079</b>	181,337
<b>Other receivables</b>	<b>其他應收款項</b>		
— Deposits	— 按金	268,424	79,975
— Payments on behalf of property owners (Note (b))	— 代表業主之付款 (附註(b))	59,200	27,476
— Others	— 其他	46,098	1,324
Less: allowance for impairment of other receivables	減：其他應收款項減值撥備	(4,920)	(5,056)
		<b>368,802</b>	103,719
<b>Prepayments</b>	<b>預付款項</b>		
— Prepayments for inventories	— 存貨預付款項	21,265	19,204
— Other prepayments	— 其他預付款項	19,844	8,361
		<b>41,109</b>	27,565
Loan receivables (Notes (c))	應收貸款 (附註(c))	1,702	137,656
Less: allowance for impairment of loan receivables	減：應收貸款減值撥備	—	(698)
		<b>1,702</b>	136,958
		<b>756,692</b>	449,579
<b>Non-current:</b>	<b>非即期：</b>		
Loan receivables (Notes (d))	應收貸款 (附註(d))	315,000	—
Prepayments	預付款項		
— Third parties (Notes (e))	— 第三方 (附註(e))	—	5,880



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 22. TRADE AND OTHER RECEIVABLES AND PREPAYMENTS (Continued)

- (a) Trade receivables mainly arise from property management services income to property owners and value-added services to non-property owners. Property management services income are received in accordance with the terms of the relevant services agreements. Service income from property management service is due for payment by the residents upon the issuance of demand note.

As at 31 December 2022 and 2021, the ageing analysis of the trade receivables based on recognition date of trade receivables before impairment were as follows:

		2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
0 to 180 days	0至180天	237,110	145,674
181 to 365 days	181至365天	35,711	7,127
1 to 2 years	1至2年	70,706	30,987
2 to 3 years	2至3年	13,441	5,481
3 to 4 years	3至4年	7,419	5,664
Over 4 years	4年以上	5,900	4,046
		<b>370,287</b>	198,979

- (b) The balance represented mainly the payments on behalf of property owners in respect of utility costs of properties.
- (c) As at 31 December 2021, loans to third parties with aggregate principle amount at approximately RMB133,534,000 are unsecured, interest bearing at 7.2% p.a. and repayable within one year.
- (d) As at 31 December 2022, loan to a third party with an aggregate principal amount of approximately RMB315,000,000 are secured by certain car parks space with value not less than RMB630,000,000, interest bearing at 8% per annum and are repayable in December 2024.
- (e) On 21 December 2021, the Group entered into a framework agreement to acquire the 39.2% equity interest in a third party company, Hangzhou Kaichuan investment management Co., Ltd ("Hanzhou Kaichuan"), at a consideration of RMB5,880,000. The Group has prepaid all of the consideration in December 2021. On 7 April 2022, the transaction was completed and Hangzhou Kaichuan become an associate of the Group. During the year, the associate was disposed of.

### 22. 貿易及其他應收款項以及預付款項 (續)

- (a) 貿易應收款項主要來自向業主提供的物業管理服務收入及非業主增值服務。物業管理服務收入乃根據相關服務協議的條款收取。住戶應於發出繳款通知書後支付到期的物業管理服務的服務收入。

於2022年及2021年12月31日，基於減值前貿易應收款項確認日期的貿易應收款項賬齡分析如下：

- (b) 結餘主要為代業主支付物業的公用事業費用。
- (c) 於2021年12月31日，借予第三方本金總額約人民幣133,534,000元之貸款為無抵押、按年利率7.2%計息及須於一年內償還。
- (d) 於2022年12月31日，向第三方提供本金總額約人民幣315,000,000元的貸款由價值不低於人民幣630,000,000元的若干停車場車位作抵押、按年利率8%計息及應於2024年12月償還。
- (e) 於2021年12月21日，本集團訂立一份框架協議，以收購第三方公司杭州凱川投資管理有限公司（「杭州凱川」）之39.2%股權，代價為人民幣5,880,000元。本集團已於2021年12月預付所有代價。於2022年4月7日，交易已完成，杭州凱川成為本集團的聯營公司。年內，該聯營公司已出售。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 23. PLEDGED BANK DEPOSIT AND CASH AND CASH EQUIVALENTS

As at 31 December 2022, the pledged bank deposit and cash and cash equivalents of the Group denominated in Renminbi (“RMB”) amounted to 207,744,000 (2021: RMB471,841,000). Conversion of RMB into foreign currencies is subject to the PRC’s Foreign Exchange Control Regulations.

### 23. 已抵押銀行存款以及現金及現金等價物

於2022年12月31日，本集團以人民幣（「人民幣」）計值的已抵押銀行存款以及現金及現金等價物為人民幣207,744,000元（2021年：人民幣471,841,000元）。人民幣兌換成外幣須受《中華人民共和國外匯管理條例》所限。

### 24. TRADE AND OTHER PAYABLES

### 24. 貿易及其他應付款項

		2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
		Note 附註	
Trade payables	貿易應付款項	(a)	
— Related parties	— 關聯方		25
— Third parties	— 第三方		86,977
			<b>120,951</b>
Other payables	其他應付款項		87,002
— Deposits	— 按金	(c)	35,143
— Amounts temporarily received from/on behalf of property owners	— 暫時向／代業主收取的金額		79,336
— Amounts due to related parties	— 應付關聯方款項	(b)	740
— Amounts due to non-controlling interests	— 應付非控股權益款項	(b)	1,172
— Payables for listing expenses	— 上市開支應付款項		1,231
— Accrued payroll	— 應計薪資		24,428
— Other taxes payables	— 其他應付稅項		15,116
— Other accrued expenses	— 其他應計開支		5,394
			<b>208,295</b>
			<b>329,246</b>

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 24. TRADE AND OTHER PAYABLES (Continued)

Notes:

- (a) The aging analysis of trade payables based on the invoice date were as follow:

		2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
Within 1 year	1年以內	111,601	72,841
After 1 year but within 2 years	1年後但2年內	6,129	13,075
After 2 year but within 3 years	2年後但3年內	2,775	1,022
Over 3 years	超過3年	446	64
		<b>120,951</b>	<b>87,002</b>

- (b) Amounts due to related parties and non-controlling interests were unsecured, interest free and repayable on demand.
- (c) The amounts mainly represented utility expenses collected from the property owners to be paid to related service providers and rental fee collected from leasees to be returned to the property owners.

### 24. 貿易及其他應付款項 (續)

附註：

- (a) 貿易應付款項基於發票日期的賬齡分析如下：

- (b) 應付關聯方及非控股權益款項為無抵押、免息及按要求償還。
- (c) 該等款項主要為向業主收取的水電費，以便支付給有關服務提供商，以及向承租人收取的租金費用，以便退還業主。

### 25. BORROWINGS

		2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
Secured bank loans (Note i)	有抵押銀行貸款(附註i)	25,000	—
Unsecured bank loans (Note ii)	無抵押銀行貸款(附註ii)	30,000	—
		<b>55,000</b>	<b>—</b>

Notes:

- (i) The secured bank loans represent loans which are secured by the director personal guarantee, while loan amounts of RMB12,000,000 is carried a fixed interest rate of 4.5% per annum and for loan amounts of RMB13,000,000 are secured by corporate guarantee provided by subsidiaries of the Company, carried a fixed interest rate ranging from 4% to 6% per annum and repayable on demand/within one year.
- (ii) The unsecured bank loans are arranged at fixed interest rate of 4.2% per annum and repayable on demand/within one year.

### 25. 借款

附註：

- (i) 有抵押銀行貸款指由董事個人擔保作抵押的貸款，貸款金額人民幣12,000,000元按固定年利率4.5%計息，而貸款金額人民幣13,000,000元由本公司附屬公司提供的公司擔保作抵押，按固定年利率介乎4%至6%計息，並須按要求／於一年內償還。
- (ii) 無抵押銀行貸款按固定年利率4.2%計息，並須按要求／於一年內償還。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 26. CONTRACT LIABILITIES

### 26. 合約負債

		As at 31 December 2022 於2022年 12月31日 RMB'000 人民幣千元	As at 31 December 2021 於2021年 12月31日 RMB'000 人民幣千元	As at 31 January 2021 於2021年 1月31日 RMB'000 人民幣千元
<b>Contract liabilities</b>	<b>合約負債</b>			
Property management services	物業管理服務	<b>103,301</b>	102,913	105,525
Value-added services to non-property owners	非業主增值服務	<b>1,499</b>	1,060	1,066
Community value-added services	社區增值服務	<b>2,553</b>	3,780	5,254
		<b>107,353</b>	107,753	111,845

Transaction prices allocated to performance obligations unsatisfied at the end of year and expected to be recognised as revenue in:

於年末分配至未達成履約責任及預期於以下年度確認為收入的交易價格：

— 2022	— 2022年	—	107,753
— 2023	— 2023年	<b>107,353</b>	—
		<b>107,353</b>	107,753
Revenue recognised in the year that was included in contract liabilities at beginning of year	於年內確認的收入 (計入年初的合約負債)	<b>107,753</b>	111,845

#### Unsatisfied performance obligations

For property management services and value-added services to non-property owners, the Group recognises revenue in the amount that equals to the right to invoice which corresponds directly with the value to the customer of the Group's performance to date, on a monthly basis. The Group has elected the practical expedient for not to disclose the remaining performance obligations for these type of contracts. The majority of the property management services contracts do not have a fixed term.

For community value-added services, they are rendered in short period of time, which is generally less than a year, and the Group has elected the practical expedient for not to disclose the remaining performance obligations for these type of contracts.

#### 未履行的履約責任

就物業管理服務及非業主增值服務而言，本集團按月確認相等於有權開票金額的收入，該金額直接對應本集團迄今對客戶履約的價值。本集團已選擇可行權宜方法，不披露該等類型合約的剩餘履約責任。大部分物業管理服務合約並無固定期限。

就社區增值服務而言，其乃於短期內提供，通常不到一年，本集團已選擇可行權宜方法，不披露該等類型合約的剩餘履約責任。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 27. FINANCIAL GUARANTEE CONTRACT

On 29 December 2021, Shanghai Xuquan Trading Co., Ltd. (上海栩全商貿有限公司) (the “**Shanghai Xuquan**”), an indirect wholly-owned subsidiary of the Company, entered into the guarantee agreement with Hangzhou Ruiyang Supply Chain Management Co., Ltd. (杭州瑞揚供應鏈管理有限公司) (the “**Hangzhou Ruiyang**”), a business partner and an independent third party of the Company, pursuant to which, Shanghai Xuquan shall provide a guarantee for the amount of RMB496 million borrowed by Hangzhou Ruiyang from Ping An Bank Co., Ltd. Hangzhou Branch (the “**Ping An Bank**”) and receive 8% guarantee fee from Hangzhou Ruiyang.

On 29 December 2021 and 6 January 2022, Shanghai Xuquan entered into the 3 pledge contracts with Ping An Bank to pledge the certificate of deposit of a total value of RMB300 million and RMB204.5 million, respectively. In December 2021 and January 2022, Shanghai Xuquan pledged the certificates of deposit to Ping An Bank of a total value of RMB250.6 million and RMB504.5 million, respectively, to provide guarantees for Hangzhou Ruiyang, for the amount of RMB496 million by way of pledge. Shanghai Xuquan will receive an aggregate of 10.1% of the total amount of the pledge contracts as the income (including the 2.1% interest income per year generated from the pledge contracts and 8% guarantee fee per year from the guarantee agreement). The financial guarantee contract was effective in January 2022 which is the Hangzhou Ruiyang issuance of bills and commencement of the borrowing.

During the year ended 31 December 2022, all guarantees in favour of Ping An Bank provided by the Shanghai Xuquan are released.

### 27. 財務擔保合約

於2021年12月29日，本公司的間接全資附屬公司上海栩全商貿有限公司（「**上海栩全**」）與本公司的業務合作夥伴及獨立第三方杭州瑞揚供應鏈管理有限公司（「**杭州瑞揚**」）訂立擔保協議，據此，上海栩全須就杭州瑞揚向平安銀行股份有限公司杭州分行（「**平安銀行**」）借入的人民幣496百萬元提供擔保，並向杭州瑞揚收取8%的擔保費。

於2021年12月29日及2022年1月6日，上海栩全與平安銀行訂立3份質押合同，以分別質押總價值人民幣300百萬元及人民幣204.5百萬元的存款證。於2021年12月及2022年1月，上海栩全向平安銀行分別質押總價值為人民幣250.6百萬元及人民幣504.5百萬元的存款證，以為杭州瑞揚提供金額為人民幣496百萬元的質押擔保。上海栩全將收取質押合同總金額的合共10.1%作為收入（包括質押合同所產生每年2.1%的利息收入以及擔保協議所產生每年8%的擔保費）。財務擔保合同於2022年1月（杭州瑞揚發行的票據及借貸開始月份）生效。

截至2022年12月31日止年度，上海栩全以平安銀行為受益人提供的所有擔保均獲解除。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 28. LEASE LIABILITIES

### 28. 租賃負債

		Lease payments		Present value of lease payments	
		租賃付款	租賃付款	租賃付款的現值	租賃付款的現值
		2022	2021	2022	2021
		2022年	2021年	2022年	2021年
		RMB'000	RMB'000	RMB'000	RMB'000
		人民幣千元	人民幣千元	人民幣千元	人民幣千元
Within 1 year	一年內	<b>1,287</b>	3,524	<b>1,190</b>	3,420
After 1 year but within 2 years	1年後但2年內	<b>1,061</b>	438	<b>1,026</b>	375
After 2 year but within 5 years	2年後但5年內	—	199	—	194
		2,348	4,161	2,216	3,989
Less: Future finance charges	減：未來融資費用	<b>(132)</b>	(172)		
Present value of lease liabilities	租賃負債的現值	<b>2,216</b>	3,989		
Less: Amount due for settlement within 12 months (shown under current liabilities)	減：12個月內到期償付的金額(於流動負債項下呈列)			<b>(1,190)</b>	(3,420)
Amount due for settlement after 12 months	12個月後到期償付的金額			<b>1,026</b>	569

The effective interest rate of the Group's lease liabilities as at 31 December 2022 is 5.44% (2021: 5.44%).

於2022年12月31日本集團租賃負債的實際利率為5.44%(2021年：5.44%)。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 29. DEFERRED TAX

The following are the major deferred tax assets/(liabilities) recognised by the Group.

### 29. 遞延稅項

以下為本集團確認的主要遞延稅項資產／(負債)。

		Allowance on doubtful debts 呆賬撥備 RMB'000 人民幣千元	Tax losses 稅項虧損 RMB'000 人民幣千元	Others 其他 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
At 1 January 2021	於2021年1月1日	5,784	2,088	(430)	7,442
Credited/(charged) to profit or loss	於損益計入／(扣除)	(34)	(469)	430	(73)
At 31 December 2021 and 1 January 2022	於2021年12月31日及 2022年1月1日	<b>5,750</b>	<b>1,619</b>	—	<b>7,369</b>
Credited/(charged) to profit or loss	於損益計入／(扣除)	<b>1,937</b>	<b>(421)</b>	—	<b>1,516</b>
Disposal of a subsidiary	出售一間附屬公司	<b>(155)</b>	—	—	<b>(155)</b>
At 31 December 2022	於2022年12月31日	<b>7,532</b>	<b>1,198</b>	—	<b>8,730</b>

At the end of the reporting period the Group has unused tax losses of RMB10,295,000 (2021: RMB15,003,000) available for offset against future profits that will expire within ten years. No deferred tax asset has been recognised in respect of RMB2,305,000 (2021: RMB4,209,000) due to the unpredictability of future profit streams.

The Group has not recognised deferred tax liabilities as at 31 December 2022 in respect of undistributed earnings of RMB288,978,000 (2021: RMB177,113,000) as the Company controls the dividend policy of the subsidiaries and it has been determined that these profits will not be distributed in the foreseeable future.

於報告期末，本集團持有未動用稅項虧損人民幣10,295,000元（2021年：人民幣15,003,000元），可供抵銷未來溢利（將於十年內到期）。由於未來溢利來源的不可估計性，故概無就人民幣2,305,000元（2021年：人民幣4,209,000元）確認遞延稅項資產。

於2022年12月31日，本集團並無就未分派盈利人民幣288,978,000元（2021年：人民幣177,113,000元）確認遞延稅項負債，原因是本公司控制附屬公司的股息政策且已釐定該等溢利將不會於可見將來分派。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 30. SHARE CAPITAL

### 30. 股本

		Number of ordinary shares	Nominal value ordinary shares	Amount equivalent to RMB'000 等同金額 人民幣千元
		普通股數目	普通股面值	
Authorised:	法定：			
Shares of the Company with nominal value of HK\$0.01 each	本公司每股面值0.01港 元的股份			
At 1 January 2021	於2021年1月1日	38,000,000	380,000	334
Additions (Note a)	添置(附註a)	4,962,000,000	49,620,000	43,613
At 31 December 2021, 1 January 2022 and 31 December 2022	於2021年12月31日、 2022年1月1日及 2022年12月31日	5,000,000,000	50,000,000	43,947
Issued and fully paid:	已發行及繳足：			
1 January 2021	於2021年1月1日	1,053	11	—
Capitalisation issue on 21 June 2021 (Note b)	於2021年6月21日資 本化發行(附註b)	749,998,947	7,499,989	6,241
Company's listing (Note c)	本公司的上市(附註c)	266,851,000	2,668,510	2,221
At 31 December 2021	於2021年12月31日	1,016,851,000	10,168,510	8,462
Repurchases and cancellation of shares (Note d)	回購及註銷股份 (附註d)	(37,990,000)	(379,900)	(347)
At 31 December 2022	於2022年12月31日	978,861,000	9,788,610	8,115

Notes:

附註：

- (a) Pursuant to the written resolutions passed by the shareholders on 21 June 2021, the authorised share capital of the Company was increased from HK\$380,000 to HK\$50,000,000, divided into 5,000,000,000 shares with a par value of HK\$0.01 each.
- (b) Pursuant to the written resolutions of the shareholder passed on 21 June 2021, conditional on the share premium account of the Company being credited as a result of the global offering, the Directors are authorized to capitalize an amount of HK\$7,499,989.47 (equivalent to RMB6,242,000) standing to the credit of the share premium account of the Company by applying such sum towards the paying up in full at par a total of 749,998,947 shares for allotment and issue to holders of shares whose names appear on the register of members of the Company on the date of passing such resolutions in proportion to their then existing respective shareholding in the Company.

- (a) 根據股東於2021年6月21日通過的書面決議案，本公司的法定股本由380,000港元增至50,000,000港元，分為5,000,000,000股每股面值0.01港元的股份。
- (b) 根據股東於2021年6月21日通過的書面決議案，待本公司的股份溢價賬因全球發售而錄得進賬後，董事獲授權將本公司股份溢價賬的進賬金額7,499,989.47港元(相當於人民幣6,242,000元)撥充資本，方法為動用該金額按面值繳足合共749,998,947股股份，從而向於通過有關決議案日期名列本公司股東名冊的股份持有人，按彼等當時各自於本公司的現有股權比例配發及發行該等股份。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 30. SHARE CAPITAL (Continued)

- (c) On 15 July 2021, the Company issued a total of 250,000,000 ordinary shares at a price of HK\$3.06 per share as a result of the completion of the global offering (the "Global Offering"). 16,851,000 shares were issued upon the exercise of the over-allotment option in connection with the Global Offering on 11 August 2021 at a price of HK\$3.06 per share. Gross proceeds from the issue amounted to HK\$816,564,000 (equivalent to RMB679,593,000). After deducting the underwriting fees and other capitalised listing expenses, net proceeds from the issue amounted to RMB661,565,000, of which, RMB2,221,000 was recorded as share capital and RMB659,344,000 was recorded as share premium.
- (d) During the year ended 31 December 2022, the Group repurchased a total of 46,090,000 ordinary shares listed on Stock Exchange. The total amount paid to repurchase these ordinary shares was approximately RMB119,908,000. As at 31 December 2022, 37,990,000 shares repurchased during the current reporting period has been cancelled. Upon the cancellation of the 37,990,000 ordinary shares repurchased, the issued share capital of the Company was reduced by the par value of approximately RMB347,000, and the premium paid on the repurchase of these cancelled shares of RMB98,415,000, including transaction costs was deducted from share premium of the Company. The remaining 8,100,000 repurchased ordinary shares were subsequently cancelled in March 2023.

### 30. 股本 (續)

- (c) 於2021年7月15日，本公司因完成全球發售（「全球發售」）按每股3.06港元的價格合共發行250,000,000股普通股。於2021年8月11日行使與全球發售有關的超額配股權後，按每股3.06港元的價格發行16,851,000股股份。發行所得款項總額為816,564,000港元（相當於人民幣679,593,000元）。扣除包銷費用及其他資本化上市費用後，發行所得款項淨額為人民幣661,565,000元，其中人民幣2,221,000元入賬列為股本，而人民幣659,344,000元則入賬列為股份溢價。
- (d) 於截至2022年12月31日止年度，本集團回購合共46,090,000股於聯交所上市的普通股。為回購此等普通股所支付的總金額約為人民幣119,908,000元。於2022年12月31日，本報告期內回購的37,990,000股股份已被註銷。於註銷所購回的37,990,000股普通股後，本公司的已發行股本按面值減少約人民幣347,000元，而購回此等已註銷股份的已付溢價人民幣98,415,000元（包括交易成本）已從本公司股份溢價中扣除。餘下8,100,000股已回購普通股隨後於2023年3月註銷。

### 31. STATEMENT OF FINANCIAL POSITION AND RESERVES OF THE COMPANY

### 31. 本公司財務狀況表及儲備

		2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
Non-current assets	非流動資產		
Investment in a subsidiary	於一間附屬公司的投資	58,602	58,602
Current assets	流動資產		
Prepayment	預付款項	3,462	3,462
Amount due from a subsidiary	應收一間附屬公司款項	514,733	628,955
Cash and cash equivalents	現金及現金等價物	916	25,097
		<b>519,111</b>	657,514
Current liabilities	流動負債		
Other payables	其他應付款項	11,207	11,207
Amount due to a subsidiary	應付一間附屬公司款項	129	112
		<b>11,336</b>	11,319
Net current assets	流動資產淨值	<b>507,775</b>	646,195
Total assets less current liabilities	總資產減流動負債	<b>566,377</b>	704,797
Net assets	資產淨值	<b>566,377</b>	704,797
Capital and reserves	資本及儲備		
Share capital	股本	8,115	8,462
Reserves	儲備	558,262	696,335
Total equity	權益總額	<b>566,377</b>	704,797

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 32. RESERVES

#### (a) Group

##### Share premium

Share premium represents the difference between the consideration and the par value of the issued and paid up shares of the Company.

##### Capital reserve

### 32. 儲備

#### (a) 本集團

##### 股份溢價

股份溢價指本公司已發行實繳股份的代價與面值之間的差額。

##### 資本儲備

		Note	2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
Reorganisation	重組	(a)	64,599	64,599
Purchase of additional interest in a subsidiary	購買一間附屬公司的額外權益	38(a)	(21,459)	—
Repurchase of shares	購回股份	30(d)	(21,146)	—
Deemed contribution	視作出資	(b)	7,331	7,331
Xier Technology	悉爾科技	(c)	15,837	15,837
Shengquan Property	盛全物業	(d)	(114,374)	(114,374)
Zhida Xiaorui	智大曉瑞	(e)	7,508	7,508
			<b>(61,704)</b>	<b>(19,099)</b>

(a) The accumulated capital contribution from the then shareholders of the group companies in excess of the consideration given in relation to the Reorganisation.

(b) The Group disposed of Zhejiang Shengquan Security Services Co., Ltd. (the "Shengquan Security") to an entity controlled by Mr. Hu at a consideration of RMB11,000,000 during the year ended 31 December 2018 and the Group bought back Shengquan Security during the Reorganisation. Shengquan Security was engaged in the Listing Business, the consideration received was accounted for as a deemed contribution from the controlling shareholder of the Group during the year ended 31 December 2018.

During the year ended 31 December 2019, the Group injected capital of RMB3,669,000 to a company engaged in the Excluded Business. Since the financial information of the Excluded Business, the capital injection was accounted for as a deemed distribution to the controlling shareholder of the Group.

(c) The shareholder of Xier Technology has acquired or disposed of certain equity interests in Xier Technology, which resulted in increases or decreases in non-controlling interests and corresponding decreases or increases in capital reserves.

(a) 集團公司當時股東的累計注資超出就重組規定的代價部分。

(b) 截至2018年12月31日止年度，本集團以代價人民幣11,000,000元向胡先生控制的實體出售浙江盛全保安服務有限公司（「盛全保安」），本集團於重組期間購回盛全保安。盛全保安從事上市業務，截至2018年12月31日止年度收取的代價入賬列為視作本集團控股股東出資。

截至2019年12月31日止年度，本集團向一家從事除外業務的公司注資人民幣3,669,000元。由於除外業務的財務資料，注資入賬列為視作向本集團控股股東分派。

(c) 悉爾科技股東購入或出售悉爾科技若干股權，致使非控股權益增加或減少，資本儲備則相應減少或增加。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 32. RESERVES (Continued)

#### (a) Group

##### Capital reserve

- (d) During the years ended 31 December 2018 and 2019, the then shareholder of Shengquan Property acquired additional interests in Shengquan Property, which resulted in decreases in non-controlling interests of RMB1,644,000 and RMB4,851,000 and corresponding increases in the capital reserves.

On 16 November 2020, Shengquan Technology acquired 95% equity interest in Shengquan Property at a consideration of RMB55,800,000 from its then shareholders. Upon completion of the transaction, Shengquan Property was 95% owned by Shengquan Technology and 5% owned by Zhida Xiaorui.

In August and September 2020, Shengquan Property acquired certain fellow subsidiaries engaged in the Listing Business from the entities controlled by Mr. Hu at total consideration of RMB72,665,000.

In September 2020, Shengquan Property disposed certain subsidiaries engaged in the Excluded Business to the entities controlled by Mr. Hu at a total consideration of RMB7,596,000.

- (e) On 1 November 2020, Zhi Da Xiao Rui (Hong Kong) Limited (“**Zhida Xiaorui**”), an entity controlled by another pre-IPO investor, agreed to inject HK\$8,900,000 (equivalent to approximately RMB7,508,000) to Shengquan Property in return of 5% of its equity interest.

##### Statutory reserves

In accordance with relevant rules and regulations in the PRC, when declaring dividend, the Group’s PRC subsidiaries are required to appropriate not less than 10% of their profit after taxation calculated under PRC accounting rules and regulations to the statutory reserve fund, until the accumulated total of the fund reaches 50% of the registered capital of the respective companies. The statutory reserve fund can only be used, upon approval by the relevant authority, to offset losses brought forward from prior years or to increase the paid up capital of respective companies.

### 32. 儲備 (續)

#### (a) 本集團

##### 資本儲備

- (d) 截至2018年及2019年12月31日止年度，盛全物業當時股東收購盛全物業的額外權益，致使非控股權益分別減少人民幣1,644,000元及人民幣4,851,000元，而資本儲備則相應增加。

於2020年11月16日，盛全科技自盛全物業當時股東收購其95%的股權，代價為人民幣55,800,000元。交易完成後，盛全物業由盛全科技擁有95%權益，由智大曉瑞擁有5%權益。

於2020年8月及9月，盛全物業自胡先生控制的實體收購若干從事上市業務的同系附屬公司，總代價為人民幣72,665,000元。

於2020年9月，盛全物業向胡先生控制的實體出售若干從事除外業務的附屬公司，總代價為人民幣7,596,000元。

- (e) 於2020年11月1日，智大曉瑞(香港)有限公司(「**智大曉瑞**」)(一家由另一名首次公開發售前投資者控制的實體)同意向盛全物業注資8,900,000港元(相當於約人民幣7,508,000元)，以換取其5%的股權。

##### 法定儲備

根據中國有關規則及法規，在宣派股息時，本集團的中國附屬公司須將根據中國會計準則及法規計算的稅後利潤的10%以上劃撥至法定儲備金，直至法定儲備金的累計總額達到各公司註冊資本的50%為止。法定儲備金只能在相關機構批准後用於抵銷過往年度結轉的虧損或增加各公司的實收資本。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 32. RESERVES (Continued)

#### Capital management

The Group's primary objectives when managing capital are to safeguard the Group's ability to continue as a going concern so that it can continue to provide returns for shareholders and benefits for other stakeholders. To this end, the Group aims to price services commensurately with the level of risk and secure access to financing at a reasonable cost. The Group's overall strategy remained unchanged throughout the reporting periods.

The Group monitors its capital structure based on the adjusted net debt-to-capital ratio. For this purpose, adjusted net debt is defined as total debt (which includes interest-bearing loans and borrowings, and lease liabilities) plus unaccrued proposed dividends, less cash and cash equivalents. Adjusted capital represents total equity attributable to equity shareholders of the Company, less unaccrued proposed dividends.

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

#### (b) Company

		Share premium 股份溢價 RMB'000 人民幣千元	Capital reserves 資本儲備 RMB'000 人民幣千元	Accumulated losses 累計虧損 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
At 1 January 2021	於2021年1月1日	—	58,602	(12,285)	46,317
Total comprehensive expense	全面開支總額	—	—	(3,085)	(3,085)
Issue of shares	發行股份	659,344	—	—	659,344
Capitalisation issue	資本化發行	(6,241)	—	—	(6,241)
At 31 December 2021 and 1 January 2022	於2021年12月31日及2022年1月1日	<b>653,103</b>	<b>58,602</b>	<b>(15,370)</b>	<b>696,335</b>
Total comprehensive expense	全面開支總額	—	—	<b>33,257</b>	<b>33,257</b>
Dividend paid	已付股息	—	—	<b>(51,769)</b>	<b>(51,769)</b>
Repurchase of shares	購回股份	<b>(98,415)</b>	<b>(21,146)</b>	—	<b>(119,561)</b>
At 31 December 2022	於2022年12月31日	<b>554,688</b>	<b>37,456</b>	<b>(33,882)</b>	<b>558,262</b>

### 32. 儲備 (續)

#### 資本管理

本集團管理資本的主要目標是保障本集團能夠持續經營，從而繼續為股東提供回報及為其他利益相關者謀求利益。為此，本集團旨在透過因應風險水平為服務定價以及按合理成本獲得融資。本集團的整體策略於整個報告期維持不變。

本集團基於經調整債務淨額資本比率監察其資本架構。為此，經調整債務淨額界定為債務總額(包括計息貸款及借款以及租賃負債)加未計擬派股息減現金及現金等價物。經調整資本指本公司權益股東應佔權益總額減未計擬派股息。

於2022年及2021年12月31日，本集團維持淨現金狀況。

#### (b) 本公司

## Notes to the Consolidated Financial Statements

### 綜合財務報表附註

#### 33. CAPITAL COMMITMENTS

The Group did not have any material capital commitments as at 31 December 2022 and 2021.

#### 34. CONTINGENT LIABILITIES

Except for note 27 disclosed, the Group did not have any material contingent liabilities as at 31 December 2022 and 2021.

#### 35. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

#### 33. 資本承擔

於2022年及2021年12月31日，本集團並無任何重大資本承擔。

#### 34. 或然負債

除附註27所披露者外，於2022年及2021年12月31日，本集團並無任何重大或然負債。

#### 35. 融資活動產生的負債對賬

		Borrowing 借款 RMB'000 人民幣千元	Lease liabilities 租賃負債 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
At 1 January 2021	於2021年1月1日	—	5,551	5,551
Financing cash flows	融資現金流量	—	(2,781)	(2,781)
Non-cash changes	非現金變動			
— Addition	— 添置	—	990	990
— Finance costs	— 融資成本	—	229	229
At 31 December 2021 and 1 January 2022	於2021年12月31日及 2022年1月1日	—	<b>3,989</b>	<b>3,989</b>
Financing cash flows	融資現金流量	<b>55,000</b>	<b>(1,400)</b>	<b>53,600</b>
Non-cash changes	非現金變動			
— Addition	— 添置	—	<b>2,377</b>	<b>2,377</b>
— Finance costs	— 融資成本	—	<b>108</b>	<b>108</b>
— Disposal of subsidiary	— 出售附屬公司	—	<b>(2,858)</b>	<b>(2,858)</b>
At 31 December 2022	於2022年12月31日	<b>55,000</b>	<b>2,216</b>	<b>57,216</b>

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 36. RELATED PARTY TRANSACTIONS (Continued)

In addition to the related party information disclosed elsewhere in the consolidated financial statements, the Group entered into the following significant related party transactions for the year ended 31 December 2022.

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

During the year, transactions with the following parties are considered as related party transactions:

Name of related party 關聯方姓名／名稱	Relationship with the Group 與本集團的關係
Mr. Hu 胡先生	Ultimate controlling shareholder of the Company 本公司最終控股股東
Dexin China Holdings Company Limited and its subsidiaries (“Dexin China Group”) 德信中國控股有限公司及其附屬公司(「德信中國集團」)	Controlled by Mr. Hu 由胡先生控制

#### (b) Key management personnel remuneration

Remuneration for key management personnel of the Group, including amounts paid to the Company’s directors and other members of key management as disclosed in Note 15, is as follows:

		2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
Salaries and other short-term employee benefits	薪金及其他短期僱員福利	4,020	3,104

### 36. 關聯方交易 (續)

除綜合財務報表其他章節披露的關聯方資料以外，本集團於截至2022年12月31日止年度訂立下列重大關聯方交易。

#### (a) 關聯方姓名／名稱及與關聯方的關係

年內，與下列各方的交易被視為關聯方交易：

#### (b) 主要管理人員酬金

本集團主要管理人員酬金(包括已付本公司董事及其他主要管理層的款項(誠如附註15所披露))如下：

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 36. RELATED PARTY TRANSACTIONS (Continued)

#### (c) Significant related party transactions

During the years ended 31 December 2022 and 2021, the Group had the following significant transactions with related parties. The transactions amounts disclosed represent the transactions with relevant parties during the periods when those parties were related parties of the Group.

### 36. 關聯方交易 (續)

#### (c) 重大關聯方交易

截至2022年及2021年12月31日止年度，本集團與關聯方擁有以下重大交易。披露的交易金額指在相關方為本集團的關聯方時與之進行的交易。

		2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
(i) Provision of services	(i) 提供服務		
— Dexin China Group and its joint ventures and associates	— 德信中國集團及其合營企業及聯營公司	112,872	216,694
— Other entities controlled by Mr. Hu	— 胡先生控制的其他實體	57,379	33,986
		<b>170,251</b>	<b>250,680</b>
(ii) Rental expenses (short-term and low value leases)	(ii) 租賃開支 (短期及低價值租賃)		
— Dexin China Group and its joint ventures and associates	— 德信中國集團及其合營企業及聯營公司	—	1,465
— Other entities controlled by Mr. Hu	— 胡先生控制的其他實體	—	—
		—	1,465
(iii) Deposit paid for parking space leasing and sales agency services	(iii) 已付車位租售代理服務 按金		
— Dexin China Group and its joint ventures and associates	— 德信中國集團及其合營企業及聯營公司	250,000	—
— Other entities controlled by Mr. Hu	— 胡先生控制的其他實體	—	—
		<b>250,000</b>	<b>—</b>

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

上述所有交易均在本集團業務的正常過程中以及交易雙方協定的條款下進行。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 36. RELATED PARTY TRANSACTIONS (Continued)

#### (d) Balances with related parties

		2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
<b>Trade related</b>	<b>貿易相關</b>		
Trade receivables	貿易應收款項		
— Dexin China Group and its joint ventures and associates	— 德信中國集團及其合營企業及聯營公司	<b>109,932</b>	21,147
— Other entities controlled by Mr. Hu	— 胡先生控制的其他實體	<b>1,578</b>	8,798
Other receivables	其他應收款項		
— Dexin China Group and its joint ventures and associates	— 德信中國集團及其合營企業及聯營公司	<b>2,157</b>	54,550
— Other entities controlled by Mr. Hu	— 胡先生控制的其他實體	<b>15,372</b>	45
Trade payables	貿易應付款項		
— Dexin China Group and its joint ventures and associates	— 德信中國集團及其合營企業及聯營公司	<b>92</b>	25
— Other entities controlled by Mr. Hu	— 胡先生控制的其他實體	<b>—</b>	—
Other payables	其他應付款項		
— Dexin China Group and its joint ventures and associates	— 德信中國集團及其合營企業及聯營公司	<b>128</b>	358
— Other entities controlled by Mr. Hu	— 胡先生控制的其他實體	<b>329</b>	382
Contract liabilities	合約負債		
— Dexin China Group and its joint ventures and associates	— 德信中國集團及其合營企業及聯營公司	<b>2,992</b>	1,434
— Other entities controlled by Mr. Hu	— 胡先生控制的其他實體	<b>—</b>	—
Deposit paid for parking space leasing and sales agency services	已付車位租售代理服務按金		
— Dexin China Group and its joint ventures and associates	— 德信中國集團及其合營企業及聯營公司	<b>250,000</b>	—
— Other entities controlled by Mr. Hu	— 胡先生控制的其他實體	<b>—</b>	—

### 36. 關聯方交易 (續)

#### (d) 與關聯方的結餘



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 37. PARTICULARS OF PRINCIPAL SUBSIDIARIES OF THE COMPANY 37. 本公司主要附屬公司詳情

Company name 公司名稱	Country/place and date of incorporation/ establishment 註冊成立/成立的國家/ 地點及日期	Registered/issued and paid-in capital 註冊/已發行及 實繳資本	Attributable equity interest of the Group		Principal activities 主營業務
			2022 2022年	2021 2021年	
<b>Directly owned:</b> <b>直接擁有：</b>					
Shengping International Limited 盛平國際有限公司	British Virgin Islands 26 October 2020 英屬維爾京群島 2020年10月26日	Not applicable/— 不適用/—	100%	100%	Investment holding 投資控股
Zhirui International Limited 智瑞國際有限公司	British Virgin Islands 21 September 2020 英屬維爾京群島 2020年9月21日	Not applicable/— 不適用/—	100%	100%	Investment holding 投資控股
<b>Indirectly owned:</b> <b>間接擁有：</b>					
Sheng Quan Holding (Hong Kong) Limited 盛全控股(香港)有限公司	Hong Kong 2 November 2020 香港 2020年11月2日	Not applicable/— 不適用/—	100%	100%	Investment holding 投資控股
Zhejiang Shengquan Technology Co., Ltd. 浙江盛全科技有限公司	Hong Kong 16 November 2020 香港 2020年11月16日	Not applicable/— 不適用/—	100%	100%	Investment holding 投資控股
Dexin Shengquan Property Services Co., Ltd. 德信盛全物業服務有限公司	PRC 29 March 2004 中國 2004年3月29日	RMB58,740,000/ RMB58,740,000 人民幣58,740,000元/ 人民幣58,740,000元	100%	100%	Property management 物業管理
Zhejiang Shengjie Environment Engineering Co., Ltd. 浙江盛潔環境工程有限公司	PRC 8 May 2014 中國 2014年5月8日	RMB10,000,000/ RMB10,000,000 人民幣10,000,000元/ 人民幣10,000,000元	100%	100%	Environmental cleaning 環境清潔
Hangzhou Junde Commercial Operations Management Co., Ltd. 杭州駿德商業運營管理有限公司	PRC 16 May 2019 中國 2019年5月16日	RMB10,000,000/ RMB10,000,000 人民幣10,000,000元/ 人民幣10,000,000元	100%	100%	Commercial operation 商業營運

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 37. PARTICULARS OF PRINCIPAL SUBSIDIARIES OF THE COMPANY (Continued) 37. 本公司主要附屬公司詳情 (續)

Company name 公司名稱	Country/place and date of incorporation/ establishment 註冊成立/成立的國家/ 地點及日期	Registered/issued and paid-in capital 註冊/已發行及 實繳資本	Attributable equity interest of the Group		Principal activities 主營業務
			本集團應佔股權	2022	
				2022年	
Hangzhou Julin Lifestyle Services Co., Ltd. 杭州桔鄰生活服務有限公司	PRC 2 November 2018 中國 2018年11月2日	RMB10,000,000/— 人民幣10,000,000元 /—	100%	2021 2021年	Wholesale and retail 批發及零售
Zhejiang Shengquan Security Services Co., Ltd. 浙江盛全保安服務有限公司	PRC 25 June 2015 中國 2015年6月25日	RMB11,000,000/ RMB11,000,000 人民幣11,000,000元/ 人民幣11,000,000元	100%	2021 2021年	Security services 秩序維護服務
Xier Technology 悉爾科技	PRC 24 September 2015 中國 2015年9月24日	RMB32,918,012/ RMB29,918,012 人民幣32,918,012元/ 人民幣29,918,012元	78%	2021 2021年	Technology 技術
Dexin Property Services Co., Ltd. 德信物業服務有限公司	PRC 2 January 2019 中國 2019年1月2日	RMB50,000,000/— 人民幣5,000,000元/—	100%	2021 2021年	Property services 物業服務
Hangzhou Deyu Commercial Management Co., Ltd. 杭州德域商業管理有限公司	PRC 14 September 2020 中國 2020年9月14日	RMB10,000,000/— 人民幣10,000,000元 /—	70%	2021 2021年	Commercial management 商業管理
Hangzhou Xiangyu Property Management Services Co., Ltd. 杭州祥寓物業管理服務有限公司	PRC 14 September 2020 中國 2020年9月14日	RMB1,000,000/— 人民幣1,000,000元/—	68%	2021 2021年	Apartment management 公寓管理
Huzhou Guomao Property Co., Ltd. 湖州國貿物業有限責任公司	PRC 12 July 2001 中國 2001年7月12日	RMB1,250,000/ RMB1,250,000 人民幣1,250,000元/ 人民幣1,250,000元	60%	2021 2021年	Property services 物業服務

The English name of the subsidiaries represents the best effort by the management of the Group in translating their Chinese names as they do not have an official English name.

因附屬公司並無官方英文名稱，故其英文名稱為本集團管理層盡最大努力自其中文名稱翻譯而來。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 38. NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS

#### (a) Purchase of non-controlling interests

During the year, the Group acquired 26.91% interests in a 51% subsidiary from the non-controlling shareholders at a cash consideration of RMB33,288,000. The effect of the acquisition on the equity attributable to the owners of the Company is as follows:

		RMB'000 人民幣千元
Share of net assets in the subsidiary acquired	應佔所收購附屬公司的 資產淨值	(11,829)
Consideration	代價	33,288
Loss on acquisition recognised directly in equity	直接於權益確認的收購虧損	21,459

#### (b) DISPOSAL OF SUBSIDIARY

On 26 October 2022, Hangzhou Rongyun Business Services Co., Ltd, a wholly owned subsidiary of the Company, entered into the disposal agreement with, among others, an independent third party to dispose 100% equity interest in Hangzhou Rongyun Business Services Co., Ltd and the benefit of the aggregate amount outstanding and owing by Hangzhou Rongyun Business Services Co., Ltd to the Group at a consideration of approximately RMB968,000. The disposal was completed on 26 October 2022 and the Group ceased to hold any interest in Hangzhou Rongyun Business Services Co., Ltd accordingly.

### 38. 綜合現金流量表附註

#### (a) 購買非控股權益

年內，本集團以現金代價人民幣33,288,000元向非控股股東收購一間擁有51%權益的附屬公司的26.91%權益。收購事項對本公司擁有人應佔權益的影響如下：

#### (b) 出售附屬公司

於2022年10月26日，杭州融運商務服務有限公司(本公司全資附屬公司)與(其中包括)一名獨立第三方訂立出售協議，以出售杭州融運商務服務有限公司的100%股權及杭州融運商務服務有限公司結欠本集團的尚未償還總金額的利益，代價約為人民幣968,000元。出售事項已於2022年10月26日完成，因此本集團不再持有杭州融運商務服務有限公司的任何權益。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 38. NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS (Continued)

#### (b) DISPOSAL OF SUBSIDIARY (Continued)

The net liabilities of Hangzhou Rongyun Business Services Co., Ltd at the date of the disposal were as follows:

		RMB'000 人民幣千元
Bank balances and cash	銀行結餘及現金	513
Other receivables	其他應收款項	905
Inventories	存貨	298
Property, plant and equipment	物業、廠房及設備	130
Deferred tax assets	遞延稅項資產	155
Right-of-use assets	使用權資產	1,971
Trade and other payables	貿易及其他應付款項	(4,068)
Contract liabilities	合約負債	(351)
Lease liabilities	租賃負債	(2,858)
Net liabilities disposed of	已出售負債淨額	(3,305)
<b>Gain on disposal of subsidiary</b>	<b>出售附屬公司的收益</b>	
Cash consideration received	已收現金代價	968
Net liabilities disposed of	已出售負債淨額	3,305
Gain on disposal	出售收益	4,273
<b>Net cash inflow from the disposal of subsidiary</b>	<b>出售附屬公司的現金流入淨額</b>	
Cash consideration	現金代價	968
Less: bank and cash balances disposal of	減：已出售銀行及現金結餘	(513)
		455

#### (b) 出售附屬公司 (續)

杭州融運商務服務有限公司於出售日期的負債淨額如下：

### 39. EVENTS AFTER THE REPORTING PERIOD

As of 31 December 2022, there was no significant event for the Group after the end of the Reporting Period.

### 39. 報告期後事項

截止2022年12月31日，於報告期末後本集團概無發生重大事項。

### 40. APPROVAL OF CONSOLIDATED FINANCIAL STATEMENTS

The consolidated financial statements were approved and authorised for issue by the Board of Directors on 24 March 2023.

### 40. 批准綜合財務報表

該等綜合財務報表於2023年3月24日獲董事會批准及授權刊發。

# Financial Summary

## 財務概要

		2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元	2020 2020年 RMB'000 人民幣千元	2019 2019年 RMB'000 人民幣千元	2018 2018年 RMB'000 人民幣千元
<b>Key financial information</b>	<b>主要財務資料</b>					
Revenue	收入	<b>958,597</b>	870,422	692,319	512,850	397,833
Gross profit	毛利	<b>271,374</b>	299,082	235,757	144,926	95,119
Profit for the period	期間利潤	<b>125,060</b>	110,050	105,807	50,550	22,462
— Including non-controlling interests	— 包括非控股權益	<b>3,037</b>	11,828	8,617	1,154	101
— Attributable to owners of the Company	— 本公司擁有人應佔	<b>122,023</b>	98,222	97,190	49,396	22,361
		December 2022 2022年12月 RMB'000 人民幣千元	December 2021 2021年12月 RMB'000 人民幣千元	December 2020 2020年12月 RMB'000 人民幣千元	December 2019 2019年12月 RMB'000 人民幣千元	December 2018 2018年12月 RMB'000 人民幣千元
Non-current assets	非流動資產	<b>340,393</b>	29,775	24,254	60,285	72,792
Current assets	流動資產	<b>974,496</b>	1,208,762	420,689	384,475	243,140
Total assets	資產總額	<b>1,314,889</b>	1,238,537	444,943	444,760	315,932
Non-current liabilities	非流動負債	<b>1,026</b>	569	2,626	9,858	11,054
Current liabilities	流動負債	<b>532,667</b>	377,757	353,889	285,846	202,703
Total liabilities	負債總額	<b>533,693</b>	378,326	356,515	295,704	213,757
Total equity	權益總額	<b>781,196</b>	860,211	88,428	149,056	102,175
Interest attributable to the owners of the Company	本公司擁有人應佔權益	<b>764,544</b>	835,657	75,870	150,814	98,615

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