

奧園健康生活集團有限公司

AOYUAN HEALTHY LIFE GROUP COMPANY LIMITED



(Incorporated in the Cayman Islands with limited liability)

(於開曼群島註冊成立之有限公司)

Stock Code 股份代號: 3662

2022

INTERIM REPORT 中期報告



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Corporate Information

公司資料

BOARD OF DIRECTORS

Executive Directors

Mr. Zheng Wei (resigned on 1 September 2022)
Mr. Cheng Siu Fai

Non-executive Directors

Mr. Guo Zining (*chairman*) (resigned on 16 February 2023)
Mr. Zhu Yunfan (appointed on 16 February 2023)
Mr. Ruan Yongxi

Independent non-executive Directors

Mr. Hung Ka Hai Clement
Dr. Li Zijun
Mr. Wang Shao

AUDIT COMMITTEE

Mr. Hung Ka Hai Clement (*chairman*)
Dr. Li Zijun
Mr. Wang Shao

REMUNERATION COMMITTEE

Mr. Hung Ka Hai Clement (*chairman*)
Mr. Guo Zining (resigned on 16 February 2023)
Mr. Cheng Siu Fai (appointed on 16 February 2023)
Dr. Li Zijun
Mr. Wang Shao

NOMINATION COMMITTEE

Mr. Guo Zining (*chairman*) (resigned on 16 February 2023)
Mr. Cheng Siu Fai (*chairman*) (appointed on 16 February 2023)
Mr. Hung Ka Hai Clement
Dr. Li Zijun
Mr. Wang Shao

COMPANY SECRETARY

Ms. Chak Wai Ting

AUTHORISED REPRESENTATIVES

Mr. Guo Zining (resigned on 16 February 2023)
Mr. Cheng Siu Fai (appointed on 16 February 2023)
Ms. Chak Wai Ting

AUDITOR

Zhonghui Anda CPA Limited
Certified Public Accountants
Registered Public Interest Entity Auditor

COMPANY WEBSITE

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

STOCK CODE

3662.HK

董事會

執行董事

鄭煒先生 (於二零二二年九月一日辭任)
鄭少輝先生

非執行董事

郭梓寧先生 (*主席*) (於二零二三年二月十六日辭任)
朱雲帆先生 (於二零二三年二月十六日獲委任)
阮永曦先生

獨立非執行董事

洪嘉禧先生
李子俊醫生
王韶先生

審核委員會

洪嘉禧先生 (*主席*)
李子俊醫生
王韶先生

薪酬委員會

洪嘉禧先生 (*主席*)
郭梓寧先生 (於二零二三年二月十六日辭任)
鄭少輝先生 (於二零二三年二月十六日獲委任)
李子俊醫生
王韶先生

提名委員會

郭梓寧先生 (*主席*) (於二零二三年二月十六日辭任)
鄭少輝先生 (*主席*) (於二零二三年二月十六日獲委任)
洪嘉禧先生
李子俊醫生
王韶先生

公司秘書

翟慧婷女士

授權代表

郭梓寧先生 (於二零二三年二月十六日辭任)
鄭少輝先生 (於二零二三年二月十六日獲委任)
翟慧婷女士

核數師

中匯安達會計師事務所有限公司
執業會計師
註冊公眾利益實體核數師

公司網址

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

股份代號

3662.HK

PRINCIPAL BANKERS

Ping An Bank Company Limited
China Construction Bank
Bank of Communications (Hong Kong) Limited
China Merchants Bank
China Everbright Bank Company Limited

REGISTERED OFFICE

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

PRINCIPAL PLACE OF BUSINESS IN PRC

Aoyuan Tower
No. 48 Wanhui Yi Road
Panyu District, Guangzhou
Guangdong Province
PRC

PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Units 1901-02, 19th Floor
One Peking, No. 1 Peking Road
Tsim Sha Tsui, Kowloon
Hong Kong

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE IN THE CAYMAN ISLANDS

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

HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

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

主要往來銀行

平安銀行股份有限公司
中國建設銀行
交通銀行(香港)有限公司
招商銀行
中國光大銀行股份有限公司

註冊辦事處

Cricket Square
Hutchins Drive
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Grand Cayman
KY1-1111
Cayman Islands

中國主要營業地點

中國
廣東省
廣州市番禺區
萬惠一路48號
奧園集團大廈

香港主要營業地點

香港
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開曼群島股份過戶登記總處

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

香港股份過戶登記分處

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

Event Highlights in the First Half of 2022

2022年上半年大事回顧

January 1月

- (1) On 1 January, Aoyuan Healthy Life Group Company Limited (“**Aoyuan Healthy**” or the “**Company**”, together with its subsidiaries, the “**Group**”, “**we**”, “**our**” or “**us**”) officially participated in the property service project of China Southern Airlines Hunan Branch. It is the first time that the Group entered the public infrastructure service projects of airport and aviation, which cover office buildings, educational buildings and apartments.

1月1日，奧園健康生活集團有限公司（「**奧園健康**」或「**本公司**」，連同其附屬公司統稱「**本集團**」或「**我們**」）正式進駐南航湖南分公司物業服務項目，也是本集團首次進入機場航空類公建業態服務項目，項目業態覆蓋寫字樓、辦公樓、教學樓、公寓等。



- (2) On 1 January, the Group secured the “Ji Xiang San Bao (吉祥三寶)” project from a third party, with its total gross floor area (“**GFA**”) under management increased by 37,500 square metres (“**sq.m.**”).

1月1日，本集團外拓「吉祥三寶」項目，整體在管建築面積（「**建築面積**」）增加37,500平方米（「**平方米**」）。



March 3月

- (1) On 8 March, shopping malls under the management of the Group nationwide sent warm greetings to female property owners, consumers and merchants, and cooperated with relevant local government departments, volunteer associations and other organizations to hold splendid activities to help realizing brand appreciation and growth of customer traffic and sales.

3月8日，本集團在管全國購物中心向廣大女性業主、消費者及商戶工作者送上溫情問候，並聯動當地政府有關部門、志願者協會等組織舉辦精彩活動助力實現品牌增值及客流銷售雙增長。



- (2) On the 59th “Learn from Lei Feng Day” in March, the Group’s property communities jointly launched a “Lei Feng Month” activity for a term of one month to promote the spirit of Lei Feng, providing property owners of the communities with convenient services, free medical services, and paying visit to singletons elderly for over 100 occasions.

3月迎來第59個「學雷鋒紀念日」，為了弘揚雷鋒精神，本集團旗下物業社區聯合開展為期1個月的「雷鋒月」活動，為社區業主提供便民服務、義診活動、探望獨居老人等近百餘次。

- (3) From 30 March to 6 April, Zhuhai Aoyuan Plaza* (珠海奧園廣場), under the management of the Group, jointly held an activity, “Star Children’s Art Exhibition”, of caring for autistic children with Zhuhai Women’s & Children’s Hospital* (珠海市婦幼保健院) and Zhu Hai Disabled Persons’ Federation.

3月30日至4月6日，本集團在管珠海奧園廣場聯動珠海市婦幼保健院及珠海市殘疾人聯合會開展了關愛孤獨症兒童活動—「星星兒童藝術作品展」。



April 4月

- (1) In April, properties under the management of the Group held the small but warmth activities, “Find More Beauty (悦見美好)”, during the epidemic period to provide “home delivery (跑腿到家)” special services for a total of 70 communities, helping property owners to purchase goods and materials, receive and send packages, clean up rubbish, irrigate flowers and feed pets, etc. There were 32 projects initiated the “Online Class Aid Action” to provide property owners with services such as printing, network debugging and stationery purchases, so as to provide assistance and support to property owners effectively.

4月，本集團在管物業開展疫情期間「悦見美好」小而美活動，累計在70個社區開展「跑腿到家」專項服務，幫助業主採購物資、收發快遞、清理垃圾、澆灌花草及餵養寵物等，32個項目開展「網課助學行動」，為業主提供學生資料打印、網絡調試、文具採買等服務，切實為業主排憂解難。



Event Highlights in the First Half of 2022

2022年上半年大事回顧

May 5月

- (1) During the May Day holiday, shopping malls under the management of the Group across the country launched a special activity, "Planting and Healing (植愈)" Research Institute, to comfort heart of every working people. The activity was favored by workers thereafter and the average daily customer traffic and average daily sales in general increased by 40.55% and 52.71% respectively as compared to that of the corresponding period of last year.

五一小長假期間，本集團在管全國購物中心為撫慰每一個打工人的心靈，重磅推出「植愈」研究所專題活動，活動一經推出便受到廣大勞動者的青睞，整體實現日均客流量同比增長40.55%，日均銷售同比增長52.71%。

- (2) Yulin Aoyuan Plaza* (玉林奧園廣場) under management of the Group actively assisted relevant departments in Yudong New District to build a comprehensive nighttime economy zone with over 600 metres in length. The zone integrates food, leisure and entertainment activities after one month's upgrading works through the linkage between government and enterprises, achieved growth in both daily average customers traffic and sales and facilitated the booming nighttime economy in Yulin.

本集團在管玉林奧園廣場通過政企聯動，積極協助玉東新區相關部門，通過一個月的升級改造，打造了一條全長超過600米以及融合美食、休閒及娛樂為一體的綜合性夜間經濟街區，實現日均客流銷售雙增長，助力玉林夜間經濟蓬勃發展。

- (3) On 11 May, the Group and Ming Yuan Cloud Woxiang* (明源雲沃享) officially launched the consumer platform construction project to further promote the Group's digital strategy and accelerate the construction of a new era of digital business operation and management model.

5月11日，本集團與明源雲沃享正式啟動消費者平台建設項目，進一步推動集團數字化戰略，加速構建新時代數字化商業運營管理模式。



June 6月

- (1) During the Dragon Boat Festival, over 100 Aoyuan communities under management of the Group carried out a wide variety of Dragon Boat Festival activities, including wrapping rice dumplings, sending out wormwood, visiting the elderly and playing interactive games, etc. It attracted a total of nearly 20,000 property owners in the communities to participate. The Group's great performance demonstrated our aspiration for a better life. Meanwhile, in order to seize back the lost "festival ambiance (節味)", Aoyuan Plaza, Aoyuan City Plaza and Aoyuan International Centre across the country have tapped into the profound connotation of Dragon Boat Festival's culture, creating traditional folklore activities and interactive performances of the past and the present to enrich consumers' spiritual and cultural life, and enhance national cohesion and cultural identity.

端午節期間，本集團在管超過百個奧園社區開展了形式多樣的端午節活動，包括包糉子、送「艾」意、探訪長者及玩互動遊戲等，累計吸引近兩萬社區業主參與。本集團更以「糉」情來演繹嚮往的美好生活；同時，為助力尋回那些正在慢慢流失的「節味」，全國各地奧園廣場、奧園城市天地及奧園國際中心挖掘端午節文化的深厚內涵，古今融合打造傳統民俗活動以及互動演出，豐富消費者精神文化生活，增強民族凝聚力及文化認同感。



- (2) On 22 June, the Group officially launched the Aoyuejia Work Order System to enrich the information feedback channels of property owners. Through the Aoyuejia Work Order System, property owners can report matters and repairs any time around the clock, and employees can also report work matters to relevant departments for solution through the system, and the headquarters can analyse the service quality and problem classification of each project through the system, which greatly improves management efficiency.

6月22日，本集團正式上線奧悅家工單系統，豐富業主信息反饋渠道，通過奧悅家工單系統，業主可24小時隨時報事報修，員工亦可通過系統報送工作事項至相關部門解決，總部可通過系統分析各項目服務質量與問題分類，大大提升管理效率。



Event Highlights in the First Half of 2022

2022年上半年大事回顧

- (3) In the evening of 24 June, the launching ceremony of the 2022 “Bright Guangxi • Consumption GO (璀璨廣西 • 消費GO)” for Night Life Carnival (Yulin Station) was held in Yulin Aoyuan Plaza* (玉林奧園廣場). The event was jointly organised by the Department of Commerce of Guangxi Zhuang Autonomous Region together with the Department of Culture and Tourism of the Autonomous Region, the Bureau of Sports as well as the local government. Yulin Aoyuan Plaza* (玉林奧園廣場) of the Group actively participated in the event as a co-organiser. Under the theme of “Be Together, Be Beautiful”, the event was held to make every efforts to “stabilising consumption, expanding market and critical battles”.



6月24日晚間，2022年「璀璨廣西•消費GO」夜生活嘉年華(玉林站)活動啟動儀式在玉林奧園廣場盛大舉行。本次活動由廣西壯族自治區商務廳聯合自治區文化和旅遊廳、體育局以及當地政府共同舉辦，本集團玉林奧園廣場作為協辦單位積極參與其中。活動以「在一起就是美好」為主題，全力打好「穩消費拓市場攻堅戰」。

- (4) On 27 June, Pubei Aoyuan Plaza* (浦北縣奧園廣場) of the Group took the initiative to assume social responsibility, and joined hands with the local merchants and Rongxin social workers in Pubei County and other devoting teams to go into the special schools in Pubei County to carry out charity donation activities and bring love and blessings to the children with special needs.



6月27日，本集團浦北縣奧園廣場主動承擔社會責任，攜手場內商家及浦北縣樂心社工等愛心團隊，走進浦北縣特殊學校開展愛心公益捐贈活動，為特殊兒童帶來關愛及祝福。



- (5) In June, during the 21st national “Production Safety Month”, the Group’s properties conducted a total of over 300 fire drills and 200 fire coordinating tests where more than 6,000 people took part in such events, and carried out more than 450 safety training and publicity sessions, which covered more than 60,000 people.

6月，第21個全國「安全生產月」，本集團物業共開展消防演練300餘次，消防聯動測試200餘次，參與人數達6,000餘人，開展各類安全培訓及安全宣傳450餘次，覆蓋人群達6萬餘人。



- (6) In June, the property asset services department of the Group reached a cooperation intention with KE Holdings Inc. to start the selection of housing resources.

6月，本集團物業資產服務部與貝殼找房達成合作意向，開啟房源挑選。



* The English name is for identification purpose only.

* 英文名稱僅供識別。

I. BUSINESS REVIEW

Business Overview

The Group is a renowned property management services and commercial operational services provider in the People's Republic of China (the "PRC"), which commits to developing the general health and wellness industry through several major businesses such as health and medical care, and implements its business strategy of diversifying service offerings to meet the evolving demands of customers. The Group offers diversified property management services for residential and non-residential properties, as well as a full range of commercial operational services for shopping malls, with a focus on mid-range to high-end properties and mixed-use property development projects, so as to create a quality, healthy and livable environment, as well as an environment suitable for commercial and social activities while providing comprehensive, quality and healthy life management services.

Property Management

As at 30 June 2022, the Group provided property management services to 439 properties (including sales offices) in 85 cities across 22 provinces, municipalities, and autonomous regions in the PRC with chargeable GFA under management of approximately 47.4 million square metres, representing an increase of approximately 3.1 million sq.m. as compared to approximately 44.3 million sq.m. as at 30 June 2021. As at 30 June 2022, the contracted area of the Group was approximately 82.8 million sq.m..

On the basis of maintaining high-quality residential property management services, the Group continued to develop urban service offerings. The current service scopes include developer services, community services, value-added businesses, commercial office building services and public building services. The proportion of the non-residential property management business continued to increase. Meanwhile, the revenue from value-added businesses increased steadily. The diversified businesses and services facilitate the Group in resisting risks in the complicated market environment and broaden sources of revenue to ensure the achievement of performance indicators of which, the developer services include engineering pre-delivery consultation services, green engineering services, services for sales offices, household inspection, sales agency for parking spaces, fully furnished apartments, and installation of

一、業務回顧

業務概覽

本集團為中華人民共和國(「中國」)知名物業管理服務及商業運營服務供貨商，打造包含健康、醫養等業務為主的大健康產業，並實施多元化服務種類的業務戰略以滿足客戶不斷變化的需求。本集團為住宅及非住宅物業提供多樣化物業管理服務，以及為購物商場的中高端物業及綜合用途物業開發項目提供全方位商業運營服務，打造優質健康的宜居環境及商業社交環境，同時提供全方位及優質的健康生活管理服務。

物業管理

於二零二二年六月三十日，本集團共為中國22個省、直轄市及自治區的85個城市的439處物業(含銷售案場)提供物業管理服務，涉及在管收費建築面積約為47.4百萬平方米，較於二零二一年六月三十日的約44.3百萬平方米增長約3.1百萬平方米。於二零二二年六月三十日，本集團的合約面積約為82.8百萬平方米。

本集團在保持高品質住宅物業管理服務的基礎上，持續發力城市服務，現服務領域包括開發商服務、社區服務、增值業務、商寫服務及公共建築服務，非住宅物業管理業態佔比不斷提升，同時，增值業務收入穩定增長，多元化的業態服務有利於本集團在複雜市場環境中抵禦風險，拓寬收入來源，確保業績指標達成，其中，開發商服務包含：工程前介服務、綠化工程服務、案場服務、分戶驗收、車位代售、拎包入住及鋁合金門窗與防盜網安裝等；社區服務包含：物業管理、管家服務、家政服務及醫養服務；增值服務包含：房屋中介、房屋／車位代理銷售、拎包入住、消費品批發及零售、直播銷售、社區團購、

Management Discussion and Analysis

管理層討論與分析

I. BUSINESS REVIEW (Continued)

Business Overview (Continued)

Property Management (Continued)

aluminum alloy doors and windows and anti-theft systems etc. The community services include property management, butler services, housekeeping services and medical care services. The value-added services include property agency, sales agency for property/parking spaces, fully furnished apartments, wholesale and retail of consumer goods, livestreaming sales, community group purchase and redecoration. The commercial office building services include shopping mall management, hotel-style apartment management, commercial street management and office building management. The public building services include amusement park management, hospital ancillary services, public buildings and facilities and equipment management. With the expansion of its scope of services, the Group's competitive advantages are significantly enhanced. In addition, the Group has intensified the reform of its business operation systems this year. While assuring the service without a decline in quality, it achieved cost reduction and revenue growth, and completed the projected target on net cash flows despite the depressing sentiment of the real estate market.

On the basis of the WeChat service account, 24-hour command center and 400 hotline, and in order to facilitate customer feedback, the Group developed the "Aoyuejia" (奥悦家) WeChat Mini Program, which further diversified customer feedback channels and significantly improved the response to customer appeals. The Group provides 24/7 customer services which achieve 3-minute response time and 30-minute completion time in order to improve customer satisfaction. Apart from basic property services and catering to different demands of property owners, the Group fully authorised the frontline valued-added services team to launch different types of services and products based on specific conditions to build an enjoyable, convenient and healthy community life circle. The rich value-added service resources, such as housekeeping, garden maintenance, health monitoring, house rental and sales, express delivery, home repair and maintenance, can provide a one-stop solution to a majority of life necessities for property owners within the community.

一、業務回顧(續)

業務概覽(續)

物業管理(續)

二次裝修；商寫服務包含：購物中心管理、酒店式公寓管理、商業街管理及寫字樓管理；公共建築服務包含：遊樂園管理、醫院後勤服務、公共建築及設施設備管理。隨著服務範圍的擴大，競爭優勢明顯增強。此外，本集團今年強化業務運營體系變革，在確保服務質量不降低的前提下，實現降成本增收入，並在受地產市場不景氣的影響情況下仍完成預定淨現金流之目標。

在微信服務號、24小時指揮中心、400熱線的基礎上，為便捷客戶反饋信息，本集團開發出「奧悅家」微信小程序，進一步豐富客戶反饋渠道，大幅提升客戶訴求的響應速度。客戶服務24/7全天在線，達到3分鐘響應需求並在30分鐘內完成以提升客戶滿意度。除基礎物業服務外，本集團更因應不同業主需求，充分授權一線增值服務團隊，因地制宜推出不同類型服務與產品，打造愉悅、便捷、健康的社區生活圈，豐富的增值服務資源，如家政、園林養護、健康監測、房屋租售、快遞代收、入戶維修等讓業主在小區內即可一站式解決大部分生活所需。

I. BUSINESS REVIEW (Continued)

Business Overview (Continued)

Property Management (Continued)

The Group actively responds to the national call to promote the development of elder care services, adheres to its brand concept and continuously carries out transformation on the software and hardware environment of communities under management for adapting to ageing. At the same time, the Group continues to implement the AHA Heartsaver certification training for “Yue Butlers” (悦管家). It has conducted life safety international first aider AHA Heartsaver certification training for a total of over 200 “Yue Butlers” (悦管家) of Aoyuan Property, which not only comforts residents, but also equips employees with more professional healthcare skills, safeguarded the life of property owners and highlighted the property management services of the Group’s healthy living characteristics.

Under the normalised epidemic situation, the Group has safeguarded the normal life order of hundreds of communities across the country and numerous property owners and has made contributions to fighting against the epidemic and building a harmonious home. The Group has received more than ten official commendatory letters and pennants as well as praises and 10 pennants from property owners. In addition, various projects in Shandong, Henan and two districts in Beijing were honored advanced property units in epidemic prevention and control, and were granted plaques. The Group also organized diversified community cultural activities during the period. In the first half of 2022, the Group carried out 733 events in communities nationwide to bring unique living experiences to Aoyuan’s property owners, such as “Offering Glue Puddings and Guessing Riddles on the Lantern Festival”, “Arbor Day Activities”, “Making Rice Dumplings with Free Wormwood Leaves on the Dragon Boat Festival”, “Parent-child Funny Activities on the Children’s Day” and “Assisting in Entrance Examinations for Secondary School and College”. It also conducted a total of 405 resident-convenient activities including hair cutting, floor mats cleaning, knife sharpening, free clinical treatment etc., and over 100,000 property owners had participated in those activities with continuous improvement in customer satisfaction and brand reputation.

一、業務回顧 (續)

業務概覽 (續)

物業管理 (續)

本集團積極響應國家推進養老服務發展的號召，秉持本集團品牌理念，持續對在管小區軟硬件環境進行適老化改進。同時，本集團持續推行「悦管家」AHA Heartsaver認證培訓，累計為超過200名奧園物業「悦管家」進行生命安全國際急救員AHA Heartsaver認證培訓，不但讓居者安心，而且讓員工具備更專業的康養技能，為業主生活保駕護航，突顯本集團健康生活特色的物業管理服務。

在常態化的疫情局勢下，本集團守護全國百個社區與廣大業主的正常生活秩序，為抵抗及打擊疫情以締造和諧家園做出了貢獻。本集團共收到官方表揚信及錦旗等十餘次，以及業主表揚及錦旗10面，另外豫魯區域及北京二區多個項目被評為疫情防控物業先進單位並授予牌匾。本集團期內還舉行豐富多彩的社區文化活動，二零二二年上半年在全國小區開展733場活動為奧園業主帶來與眾不同的居住體驗，如「元宵送湯圓與猜燈謎」、「植樹節活動」、「端午節送艾葉與包糉子」、「六一兒童節親子趣味活動」、「助力中高考」等活動；開展包括剪髮、清洗地墊、磨刀、義診等便民活動共405場次，參與業主超過10萬人，客戶滿意度和品牌美譽度持續提升。

Management Discussion and Analysis

管理層討論與分析

I. BUSINESS REVIEW (Continued)

Business Overview (Continued)

Property Management (Continued)

On 1 January 2022, the Group officially established presence in a property service project of China Southern Airlines Hunan Branch. It is the first time that the Group entered public infrastructure service projects of airport and aviation. The project covers office buildings, teaching buildings and apartments, which further expands the boundary of urban services. The management service of the Group was highly recognized in the market by majority of the customers. Meanwhile, the brand reputation of the Group in the industry was continuously improved, which will facilitate the Group to obtain more business delegations on urban services in the increasingly intensified market competition in the future and bring continuously growing revenue to investors.

Commercial Operation

As at 30 June 2022, the Group contracted to provide commercial operational services to 24 shopping malls with contracted total GFA of approximately 940,000 sq.m., among which the Group contracted to provide post-opening commercial operation and management services to 23 shopping malls with contracted total GFA of approximately 913,000 sq.m..

In addition, the Group focuses on industry synergy cooperation, leverages the Group's advantages in industry synergy and resources sharing to vitalize members of shopping malls and offline traffic. Through the combination of the Group's property management advantages in the management of office buildings, hotels and other industries adjacent to shopping malls, the commercial operation segment can achieve higher revenue with lower cost in property owner maintenance and traffic transformation. Meanwhile, through "Aoyue Selection" (奧悅優選), a new retail platform of the Group, it can achieve the deep operation of private traffic of the "last kilometer" in commercial complexes through the low-cost livestreaming, group purchase and other marketing methods as well as accurate traffic guidance "from property to commerce" and "from online to offline".

一、業務回顧(續)

業務概覽(續)

物業管理(續)

二零二二年一月一日，本集團正式進駐南方航空湖南分公司物業服務項目，也是本集團首次進入機場航空類公共建築業態服務項目，項目業態覆蓋寫字樓、辦公樓、教學樓、公寓等，城市服務邊界進一步延伸。本集團的管理服務水平獲得市場內大部分客戶的高度肯定。同時行業內本集團品牌聲譽的持續提升，有利於本集團未來在城市服務市場激烈競爭中獲取更多業務委託，為投資者帶來持續增長的收益。

商業運營

於二零二二年六月三十日，本集團共向24個商場訂約提供商業運營服務，合同總建築面積約為940,000平方米，其中，本集團訂約向23個合同總建築面積約為913,000平方米的商場提供開業後的商業運營及管理服務。

此外，本集團聚焦產業協同合作，依托本集團內產業協同資源共享優勢，盤活購物中心會員以及線下流量。通過結合本集團物業管理在商業購物中心附近的辦公樓、酒店等產業管理的優勢，商業運營板塊能在業主維護、流量轉化方面，以更小成本撬動更高收益；同時借助本集團內新零售平台「奧悅優選」，以較低成本的直播帶貨、團購等營銷方式，通過「物業到商業」、「線上到線下」精準導流，深度運營綜合體項目的「最後一公里」私域流量。

I. BUSINESS REVIEW (Continued)

Business Overview (Continued)

Commercial Operation (Continued)

In addition to leveraging on the internal industry synergistic advantages, the Group also established the innovative “Internet + business” model with other parties. The Group cooperated with professional institutions in building a consumer platform project in commercial operation in the first half of 2022 to further promote the digital strategy. It will speed up the establishment of the operation and management model for digital commerce in the new era, transform from large-scale operation to refined and efficient operation, achieve cost reduction and efficiency improvement, drive future growth, develop core competitiveness and further empower the sustainable development of the Group.

While vitalizing assets to achieve asset appreciation, the Group also actively assumed various social responsibilities. Among them, in March 2022 and under the requirements on epidemic prevention and control and with the support of local government, the commercial management team of Ruichang Aoyuan Plaza* (瑞昌奧園廣場) under the operation of the Group gathered immediately, issued access permits to staff for supply guarantee in strict compliance with orders on epidemic prevention, carried out the implementation of necessities supply to residents and safeguarded the supply of vegetables and food to residents with practical actions and contributed the strength of the Group in fighting against the epidemic in Ruichang. In April 2022, in view of dining-in was suspended in Panyu District, Guangzhou, three shopping malls which were operated by the Group in Panyu introduced preferential measures to assist the commercial tenants in the malls to overcome the hardships in suspension of dining-in. In May 2022, Yulin Aoyuan Plaza* (玉林奧園廣場) under the management of the Group actively assisted relevant departments in Yudong New District in building comprehensive zones for nighttime economy through linkage between government and enterprises, achieved growth in daily average customers and sales and facilitated the booming nighttime economy in Yulin. In June 2022, Pubei Aoyuan Plaza* (浦北奧園廣場) actively assumed social responsibilities and joined commercial tenants and volunteer teams in Pubei County, such as Rongxin Community Workers* (浦北縣榮心社工), in carrying out charity and donation activities in Pubei Special Education School* (浦北縣特殊教育學校), bringing care and best wishes to special needs children.

一、業務回顧 (續)

業務概覽 (續)

商業運營 (續)

除了依托本集團內部產業協同優勢，本集團還借助多方勢能構建「互聯網+商業」創新模式。本集團商業運營在二零二二年上半年與專業機構合作構建消費者平台建設項目，進一步推動數字化戰略，加速構建新時代數字化商業的運營管理模式，從規模化運營轉向精細化與高效化運營，實現降本增效，驅動未來成長，打造核心競爭力，進一步賦能本集團的可持續發展。

本集團在盤活資產實現資產增值的道路上，還主動承擔起各種社會責任。其中，在二零二二年三月，在當地政府疫情防控工作的要求及支持下，本集團運營的瑞昌奧園廣場商管團隊第一時間集結全體力量，嚴格遵守防疫指令辦理保供人員出入通行證，迅速到場落實居民生活必需品供應工作，以實際行動守護商圈居民的「菜籃子」及「米袋子」，為瑞昌抗疫貢獻本集團的力量；鑑於二零二二年四月廣州番禺區暫停堂食，本集團在番禺運營的三個商場分別推出優惠措施協助商場內的商家克服暫停堂食期間的困難；二零二二年五月，本集團在管玉林奧園廣場通過政企聯動，積極協助玉東新區相關部門，打造了綜合性夜間經濟街區，實現日均客流量銷售雙增長，助力玉林夜間經濟蓬勃發展；二零二二年六月，浦北奧園廣場主動承擔社會責任，攜手場內商家及浦北縣榮心社工等愛心團隊，走進浦北縣特殊教育學校開展愛心公益捐贈活動，為特殊需求兒童帶來關愛和祝福。

Management Discussion and Analysis

管理層討論與分析

II. OUTLOOK

In the second half of 2022, the Group will adhere to the strategic orientation, the principle of steady operation and the simple business logic and bottom-line thinking. Maintaining a sound balance sheet could not be overemphasized, as the Group seeks business growth under the pre-requisite of strictly controlled leverage and financing costs. At the same time, the Group will attach equal importance to deep institutionalization and the establishment of the talent system and inject continuous vigor into its operation. The Group will focus on cost reduction and efficiency improvement and continuously consolidate the base of empowerment to optimize business procedures, improve operation efficiency and service quality, and maintain a sound momentum of iteration and progress of the Group.

Property Management

In the era with the epidemic situation normalized, property management will play a more and more important role in community prevention and control. The Group will make continuous inputs in the construction of smart community, improve the scientific and refined community management through digital means and achieve win-win results in cost reduction, revenue growth and efficiency improvement in community governance. Leveraging on the digital platform and offline service institutions in communities, the Group will continue to advance the establishment of a resident-convenient, beneficial and intelligent life circle, integrate government affairs and Party building in communities and deeply integrate into smart cities to further enhance customer stickiness. It will revitalize stock resources through operation improvement and maximize the value of resources. Meanwhile, based on the online and offline integrated life circle, the Group will constantly explore new businesses and tap into the potential of community operation, diversify sources of business revenue and enhance its own revenue-generating capacity to make more contributions to the performance of the Group.

二、未來展望

二零二二年下半年，本集團堅持戰略導向、堅持穩健運營原則、堅持樸素的商業邏輯與底線思維，持續強調盤面安全，將嚴控負債規模及不斷降低融資成本作為發展的重要前提，同時本集團深度機構化與人才體系建設相輔相成，為本集團運轉注入源源不斷的活力，並聚焦降本提效，及不斷加厚賦能底座，以實現業務流程的優化、運營效率和服務質量的提升，使得本集團保持有迭代前行的新姿態。

物業管理

疫情常態化時代，物業管理突顯在社區防控的重要性，本集團將持續投入智慧社區建設，以數字化手段提升社區管理的科學化及精細化水平，實現降成本增收入與社區治理效率提升的雙贏。依托社區數字化平台和線下社區服務機構，繼續推進便民、惠民及智慧生活圈建設，融合政務和社區黨建，深度融入智慧城市以進一步增強客戶粘性。通過運營優化盤活存量資源，發揮資源更大價值。同時，依托線上線下結合的生活服務圈，不斷探索新業務和挖掘社區經營潛力，豐富營收來源，增強自我「造血」能力，為本集團業績作出更大貢獻。

II. OUTLOOK (Continued)

Commercial Operation

Based on the economic situation in the post-epidemic era and the current conditions of the commercial property industry, the Group will continue to strengthen operation and management capabilities. Leveraging on advantages in industry synergy within the Group, it will achieve higher revenue through innovation with lower cost, carry out accurate and in-depth operation, improve the experience of consumers, establish a business ecosystem with virtuous cycle and achieve sound operation.

In addition, the Group will tap into the “online + offline” gameplay in the “Internet + shopping malls” system established and boost online and offline integration to break the inherent gameplay of promotional activities and popular activities. It will conduct two-way interactions with consumers through accurate marketing and innovative gameplay to comprehensively improve the shopping experience of consumers and build defenses for the commercial projects of the Group through digital models.

二、未來展望 (續)

商業運營

本集團將結合後疫情時代的經濟形勢和商業地產行業現狀，不斷深化運營管理能力，依托本集團內產業協同優勢，以小成本創新撬動大收益，精準深度運營，提高消費者體驗感，構建良性循環商業生態圈，實現穩健經營。

此外，本集團將在構建的「互聯網+購物中心」體系中，深挖「線上+線下」玩法，加大線上線下的融通能力，打破促銷活動與人氣活動的固定玩法形式，通過精準營銷和創新玩法與消費者進行雙向互動，全方位提升消費者購買體驗，以數字化模式構築本集團商業項目「護城河」。



Management Discussion and Analysis

管理層討論與分析

FINANCIAL REVIEW

Results of Operations

The Group's revenue was mainly derived from the property management services and commercial operational services. For the six months ended 30 June 2022, the Group's total revenue was approximately RMB846.6 million, representing a decrease of approximately RMB157.3 million or approximately 15.7% as compared to approximately RMB1,003.9 million for the six months ended 30 June 2021. For the six months ended 30 June 2022, revenue generated from property management services and commercial operational services contributed 86.4% and 13.6% to the total revenue, respectively.

財務回顧

經營業績

本集團收入主要來自物業管理服務及商業運營服務。截至二零二二年六月三十日止六個月，本集團的總收入為約人民幣846.6百萬元，較截至二零二一年六月三十日止六個月之約人民幣1,003.9百萬元減少約人民幣157.3百萬元或約15.7%。截至二零二二年六月三十日止六個月，物業管理服務和商業運營服務收入分別佔總收入86.4%和13.6%。

		For the six months ended 30 June				Growth	Growth
		截至六月三十日止六個月				amount	rate
		2022		2021		增長額	增長率
		RMB'000	%	RMB'000	%	RMB'000	%
		人民幣千元		人民幣千元		人民幣千元	
Property management services segment	物業管理服務分部	731,458	86.4	800,896	79.8	(69,438)	(8.7)
Commercial operational services segment	商業運營服務分部	115,126	13.6	156,509	15.6	(41,383)	(26.4)
Intelligent engineering services segment	智能化工程服務分部	-	-	36,269	3.6	(36,269)	(100.0)
General health and wellness services segment	大健康服務分部	-	-	10,213	1.0	(10,213)	(100.0)
Total	總計	846,584	100.0	1,003,887	100.0	(157,303)	(15.7)

FINANCIAL REVIEW (Continued)

Property Management Services Segment

The revenue generated from property management services segment decreased by approximately RMB69.4 million, or approximately 8.7%, of which the revenue generated from property management services increased by approximately RMB30.9 million or approximately 5.9%, which was mainly due to the increase in the chargeable GFA under management from 44.3 million sq.m. as at 30 June 2021 to 47.4 million sq.m. as at 30 June 2022. The revenue generated from major property owners value-added services decreased by approximately RMB93.1 million or approximately 73.8%, which was mainly due to less services provided by the Group to major property owners resulting from changes in the environment of the real estate market, such as pre-engineering services, on-site sale assistance services and household inspection and acceptance. The revenue generated from community value-added services decreased by approximately RMB7.3 million or approximately 4.9%, which was mainly due to less diversified supporting services provided by the Group in communities as a result of the Coronavirus Disease 2019 (“COVID-19”) pandemic, such as household services and cleaning services.

財務回顧(續)

物業管理服務分部

物業管理服務分部收入減少約人民幣69.4百萬元或約8.7%，其中，物業管理服務收入增加約人民幣30.9百萬元或約5.9%，主要由於在管收費建築面積自二零二一年六月三十日之44.3百萬平方米增至二零二二年六月三十日之47.4百萬平方米所致。大業主增值服務收入減少約人民幣93.1百萬元或約73.8%，主要由於房地產市場環境變化，本集團減少為大業主提供工程前介服務、案場銷售協助服務、分戶驗收等服務。社區增值服務收入減少約人民幣7.3百萬元或約4.9%，主要由於受2019冠狀病毒病(「COVID-19」)大流行影響，本集團開展多樣化社區內配套如家居生活服務和保潔清理服務等減少所致。

		For the six months ended 30 June 截至六月三十日止六個月				Growth amount	Growth rate
		2022 二零二二年		2021 二零二一年		增長額	增長率
		RMB'000 人民幣千元	%	RMB'000 人民幣千元	%	RMB'000 人民幣千元	%
Property management services	物業管理服務	555,263	75.9	524,335	65.5	30,928	5.9
Major property owners value-added services	大業主增值服務	33,041	4.5	126,107	15.7	(93,066)	(73.8)
Community value-added services	社區增值服務	143,154	19.6	150,454	18.8	(7,300)	(4.9)
Total	總計	731,458	100.0	800,896	100.0	(69,438)	(8.7)

Management Discussion and Analysis

管理層討論與分析

FINANCIAL REVIEW (Continued)

Property Management Services Segment (Continued)

The following table sets forth the breakdown of the chargeable GFA under management as at the dates indicated and total revenue for the periods indicated generated from the provision of property management services under the property management services segment by property developer type:

財務回顧 (續)

物業管理服務分部 (續)

下表載列按物業開發商類型劃分的於所示日期的在管收費建築面積及於所示期間物業管理服務分部下提供物業管理服務產生的總收入明細：

		As at/For the six months ended 30 June 於六月三十日/截至六月三十日止六個月					
		2022 二零二二年			2021 二零二一年		
		Chargeable GFA under Management 在管收費 建築面積 (‘000 sq.m.) (千平方米)	Revenue Income 收入 RMB‘000 人民幣千元	Revenue Contribution 收入佔比 %	Chargeable GFA under Management 在管收費 建築面積 (‘000 sq.m.) (千平方米)	Revenue Income 收入 RMB‘000 人民幣千元	Revenue Contribution 收入佔比 %
China Aoyuan Group Limited ("China Aoyuan") and its subsidiaries ("China Aoyuan Group") and its related parties ^(Note)	中國奧園集團股份 有限公司(「中國奧園」) 及其附屬公司 (「中國奧園集團」) 及其關聯方 ^(附註)	24,473	352,181	63.4	20,916	232,796	44.4
Third party property developers	第三方物業開發商	22,899	203,082	36.6	23,381	291,539	55.6
Total	總計	47,372	555,263	100.0	44,297	524,335	100.0

Note: Related parties of China Aoyuan Group include China Aoyuan Group's joint ventures and associates.

附註：中國奧園集團關聯方包括中國奧園集團的合營企業及聯營公司。

FINANCIAL REVIEW (Continued)

財務回顧 (續)

Property Management Services Segment (Continued)

物業管理服務分部 (續)

The following table sets forth a breakdown of the changes in the chargeable GFA under management for the period ended 30 June 2022 by property developer type:

下表載列按物業開發商類型劃分的於截至二零二二年六月三十日期間在管收費建築面積的變動明細：

		Chargeable GFA under management as at 1 January 2022 於 二零二二年 一月一日 在管收費 建築面積 (‘000 sq.m.) (千平方米)	Increase for the period 期間增加 (‘000 sq.m.) (千平方米)	Decrease for the period 期間減少 (‘000 sq.m.) (千平方米)	Chargeable GFA under management as at 30 June 2022 於 二零二二年 六月三十日 在管收費 建築面積 (‘000 sq.m.) (千平方米)
China Aoyuan Group and its related parties	中國奧園集團及其關聯方	23,253	1,434	214	24,473
Third party property developers	第三方物業開發商	25,535	117	2,753	22,899
Total	總計	48,788	1,551	2,967	47,372

Management Discussion and Analysis

管理層討論與分析

FINANCIAL REVIEW (Continued)

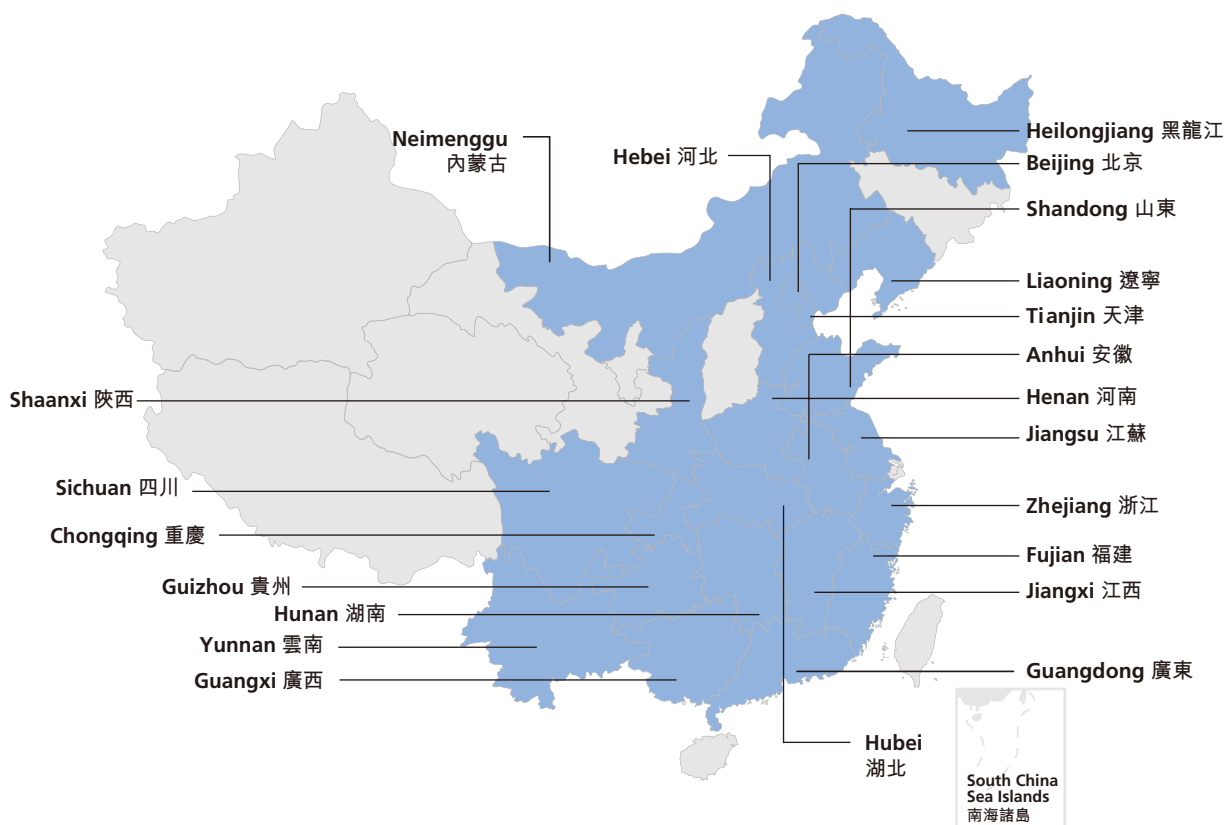
Geographic Presence

The following map illustrates the location of the properties under our Group's management and the properties that we are contracted to manage as at 30 June 2022:

財務回顧 (續)

地理範圍

以下地圖闡述於二零二二年六月三十日本集團在管物業及本集團已訂約管理的物業位置：



FINANCIAL REVIEW (Continued)

Geographic Presence (Continued)

The following table sets forth the breakdown of the chargeable GFA under management as at the dates indicated and total revenue from the property management services segment for the periods indicated by geographic regions:

財務回顧 (續)

地理範圍 (續)

下表載列按地理位置劃分的於所示日期的在管收費建築面積及於所示期間物業管理服務分部產生的總收入明細：

		As at/For the six months ended 30 June 於六月三十日／截至六月三十日止六個月					
		2022 二零二二年			2021 二零二一年		
		Chargeable GFA under Management 在管收費 建築面積 (‘000 sq.m.) (千平方米)	Revenue 收入 RMB’000 人民幣千元	Revenue Contribution 收入佔比 %	Chargeable GFA under Management 在管收費 建築面積 (‘000 sq.m.) (千平方米)	Revenue 收入 RMB’000 人民幣千元	Revenue Contribution 收入佔比 %
Southern China ⁽¹⁾	華南地區 ⁽¹⁾	13,552	308,432	42.2	11,464	313,603	39.2
Southwestern China ⁽²⁾	西南地區 ⁽²⁾	3,873	70,308	9.6	3,395	84,151	10.5
Eastern China ⁽³⁾	華東地區 ⁽³⁾	8,529	87,044	11.9	6,728	129,930	16.2
Central and Northern China ⁽⁴⁾	華中及華北地區 ⁽⁴⁾	19,077	235,005	32.1	20,431	240,008	30.0
Northeastern China ⁽⁵⁾	東北地區 ⁽⁵⁾	2,341	30,669	4.2	2,279	33,204	4.1
Total	總計	47,372	731,458	100.0	44,297	800,896	100.0

Notes:

- (1) Southern China comprises Guangdong Province and Guangxi Zhuang Autonomous Region.
- (2) Southwestern China comprises Chongqing Municipality, Sichuan, Yunnan, Guizhou and Shaanxi Provinces.
- (3) Central and Northern China comprises Hunan, Hubei, Hebei, Inner Mongolia, Henan Provinces, Beijing Municipality and Tianjin Municipality.
- (4) Eastern China comprises Anhui, Fujian, Jiangsu, Jiangxi, Shandong and Zhejiang Provinces.
- (5) Northeastern China comprises Liaoning and Heilongjiang Provinces.

附註：

- (1) 華南地區包括廣東省及廣西壯族自治區。
- (2) 西南地區包括重慶市、四川、雲南、貴州及陝西省。
- (3) 華中及華北地區包括湖南、湖北、河北、內蒙古、河南省、北京市及天津市。
- (4) 華東地區包括安徽、福建、江蘇、江西、山東及浙江省。
- (5) 東北地區包括遼寧及黑龍江省。

Management Discussion and Analysis

管理層討論與分析

FINANCIAL REVIEW (Continued)

Commercial Operational Services Segment

The revenue generated from commercial operational services segment decreased by approximately RMB41.4 million or approximately 26.4%. Of which, the revenue generated from commercial operation and management services decreased by approximately RMB16.9 million or approximately 13.7%, which was mainly due to the impact of the COVID-19 pandemic and the general economic environment. The revenue generated from market positioning and business tenant sourcing services decreased by approximately RMB24.5 million or approximately 73.1%. The decrease in revenue generated from market positioning and business tenant sourcing services was mainly due to less pre-research and business tenant sourcing services provided by us.

財務回顧 (續)

商業運營服務分部

商業運營服務分部收入減少約人民幣41.4百萬元或約26.4%。其中，商業運營及管理服務收入減少約人民幣16.9百萬元或約13.7%，主要由於受2019年冠狀病毒病大流行及整體經濟環境的影響。市場定位及商戶招攬服務收入減少約人民幣24.5百萬元或約73.1%。市場定位及商戶招攬服務的收入減少乃主要由於我們提供的前期研測及招商服務減少所致。

		For the six months ended 30 June 截至六月三十日止六個月				Growth amount	Growth rate
		2022 二零二二年		2021 二零二一年		增長額	增長率
		RMB'000 人民幣千元	%	RMB'000 人民幣千元	%	RMB'000 人民幣千元	%
Commercial operation and management services	商業運營及管理服務	106,112	92.2	123,022	78.6	(16,910)	(13.7)
Market positioning and business tenant sourcing services	市場定位及商戶招攬服務	9,014	7.8	33,487	21.4	(24,473)	(73.1)
Total	總計	115,126	100.0	156,509	100.0	(41,383)	(26.4)

FINANCIAL REVIEW (Continued)

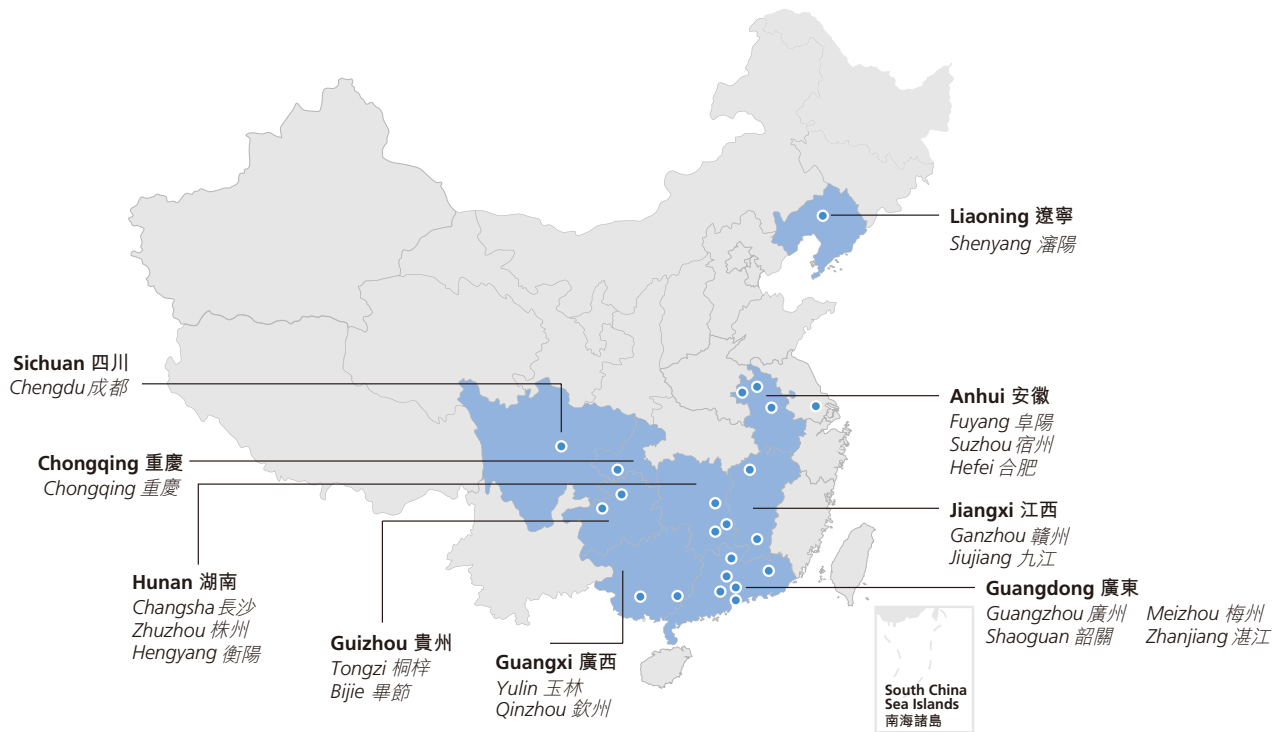
Geographic Presence

The following map illustrates the location of shopping malls under our Group's management and shopping malls that we are contracted to manage as at 30 June 2022:

財務回顧(續)

地理範圍

以下地圖闡述於二零二二年六月三十日本集團在管商場及本集團已訂約管理的商場位置：



Management Discussion and Analysis

管理層討論與分析

FINANCIAL REVIEW (Continued)

Geographic Presence (Continued)

The following table sets forth the breakdown of revenue from the commercial operational services segment for the periods indicated by geographic regions:

財務回顧 (續)

地理範圍 (續)

下表載列按地理區域劃分於所示期間商業運營服務分部產生的收入明細：

		For the six months ended 30 June 截至六月三十日止六個月			
		2022 二零二二年		2021 二零二一年	
		RMB'000 人民幣千元	%	RMB'000 人民幣千元	%
Southern China ⁽¹⁾	華南地區 ⁽¹⁾	80,422	69.9	92,562	59.1
Southwestern China ⁽²⁾	西南地區 ⁽²⁾	18,931	16.4	44,934	28.7
Eastern China ⁽³⁾	華東地區 ⁽³⁾	10,083	8.8	15,812	10.2
Central and Northeast China ⁽⁴⁾	華中及東北地區 ⁽⁴⁾	5,690	4.9	3,201	2.0
Total	總計	115,126	100.0	156,509	100.0

Notes:

- (1) Southern China comprises Guangdong Province and Guangxi Zhuang Autonomous Region.
- (2) Southwestern China comprises Chongqing Municipality, Sichuan and Guizhou Provinces.
- (3) Eastern China comprises Jiangxi and Anhui Provinces.
- (4) Central and Northeastern China comprises Hunan and Liaoning Provinces.

附註：

- (1) 華南地區包括廣東省及廣西壯族自治區。
- (2) 西南地區包括重慶市、四川及貴州省。
- (3) 華東地區包括江西及安徽省。
- (4) 華中及東北地區包括湖南及遼寧省。

FINANCIAL REVIEW (Continued)

Intelligent Engineering Services Segment

The revenue generated from intelligent engineering services segment decreased by approximately RMB36.3 million, or approximately 100%, which was mainly due to the adjustment of the Company's business structure.

財務回顧 (續)

智能化工程服務分部

智能化工程服務分部收入減少約人民幣36.3百萬元或約100%，主要由於調整本公司業務結構所致。

		For the six months ended 30 June 截至六月三十日止六個月				Growth amount 增長額	Growth rate 增長率
		2022 二零二二年		2021 二零二一年		RMB'000 人民幣千元	%
		RMB'000 人民幣千元	%	RMB'000 人民幣千元	%	RMB'000 人民幣千元	%
Intelligent engineering services	智能化工程服務	-	-	32,712	90.2	(32,712)	(100.0)
Sales of software and hardware	軟硬件銷售	-	-	3,557	9.8	(3,557)	(100.0)
Total	總計	-	-	36,269	100.0	(36,269)	(100.0)

General Health and Wellness Services Segment

The revenue generated from general health and wellness services segment decreased by approximately RMB10.2 million or approximately 100%, which was mainly due to the adjustment of the Company's business structure.

大健康服務分部

大健康服務分部收入減少約人民幣10.2百萬元或約100%，主要由於調整本公司業務結構所致。

Management Discussion and Analysis

管理層討論與分析

FINANCIAL REVIEW (Continued)

Cost of Services

Our cost of services primarily consists of (i) labour costs mainly incurred from the security services, house-keeping services, labour outsourcing, maintenance services and cleaning and gardening services expenses; (ii) maintenance costs; (iii) utility expenses; (iv) marketing and promotion expenses; and (v) materials and consumables.

Our cost of services decreased by approximately 8.0% from approximately RMB656.1 million for the six months ended 30 June 2021 to approximately RMB603.4 million for the six months ended 30 June 2022.

Such decrease in cost of services was primarily attributable to:

- (i) the decrease in labour costs from approximately RMB489.0 million for the six months ended 30 June 2021 to approximately RMB434.5 million for the six months ended 30 June 2022, which was mainly due to fewer employees, security staff and house-keeping services staff employed and less labor outsourcing cost and cleaning and gardening services expenses incurred as the Group provided less engineering pre-delivery consultation services, sales assistance services for sales offices, household inspection services and intelligent engineering services to major owners in responding to changes in the environment of the real estate market; and
- (ii) the decrease in construction costs relating to intelligent engineering of approximately RMB23.6 million, due to the Group's focus on its principal business and adjustment to the business structure of the Company.

財務回顧 (續)

服務成本

我們的服務成本主要包括：(i) 人工成本，主要由安保服務、家政服務、勞務外包、維護服務及清潔及園藝服務開支產生；(ii) 維護成本；(iii) 公用開支；(iv) 營銷及推廣開支；及(v) 材料及消耗品。

服務成本自截至二零二一年六月三十日止六個月的約人民幣656.1百萬元減少至截至二零二二年六月三十日止六個月的約人民幣603.4百萬元，減幅約8.0%。

服務成本減少主要由於：

- (i) 人工成本自截至二零二一年六月三十日止六個月的約人民幣489.0百萬元減少至截至二零二二年六月三十日止六個月的約人民幣434.5百萬元，主要由於房地產市場環境變化，本集團減少為大業主提供工程前介服務、案場銷售協助服務、分戶驗收服務及智能化工程服務，從而僱用更少僱員、安保員工及家政服務員工並產生更少勞務外包成本及清潔及園藝服務開支所致；及
- (ii) 本集團聚焦主業及調整本公司業務結構，導致智能化工程相關的施工成本減少約人民幣23.6百萬元所致。

FINANCIAL REVIEW (Continued)

Gross Profit and Gross Profit Margin

For the six months ended 30 June 2022, gross profit of the Group was approximately RMB243.2 million, representing a decrease of approximately RMB104.6 million or approximately 30.1% as compared to approximately RMB347.8 million for the six months ended 30 June 2021. For the six months ended 30 June 2022, gross profit margin of the Group was 28.7%, representing a decrease of approximately 5.9 percentage point as compared to 34.6% for the six months ended 30 June 2021. Of which, the gross profit margin of the property management services segment was 27.2% (for the six months ended 30 June 2021: 34.5%) and the gross profit margin of the commercial operational services segment was 38.5% (for the six months ended 30 June 2021: 37.9%). The decrease in gross profit was mainly attributable to the following factors: (i) the overall gross profit margin of the Group was reduced due to increase of labour costs, maintenance costs of common area facilities and management geographic scope; and (ii) the Group provided less engineering pre-delivery consultation services, sales assistance services for sales offices, household inspection services and intelligent engineering services to major owners in responding to the changes in the environment of the real estate market, resulting in changes in the income structure of the property. The Group will continue to promote refined management and strive to improve business efficiency.

Selling and Distribution Expenses and Administrative Expenses

Selling and distribution expenses of the Group primarily consist of (i) salaries and allowances for our sales personnel; and (ii) marketing expenses. Total selling and distribution expenses of the Group for the six months ended 30 June 2022 was approximately RMB0.4 million.

Administrative expenses and other expenses of the Group primarily consist of (i) salaries and allowances for administrative and management personnel of the Group in headquarters; (ii) professional fees; (iii) travelling expenses; (iv) rental expenses; and (v) office expenses.

For the six months ended 30 June 2022, the administrative expenses and other expenses of the Group was approximately RMB105.0 million, representing an increase of approximately RMB12.5 million or approximately 13.5% as compared to approximately RMB92.5 million for the six months ended 30 June 2021. The increase was mainly due to an increase in the labour cost of the Company in the reporting period.

財務回顧(續)

毛利及毛利率

截至二零二二年六月三十日止六個月，本集團毛利為約人民幣243.2百萬元，較截至二零二一年六月三十日止六個月之約人民幣347.8百萬元下降約人民幣104.6百萬元或約30.1%。截至二零二二年六月三十日止六個月，本集團毛利率為28.7%，較截至二零二一年六月三十日止六個月的毛利率34.6%下降約5.9個百分點。其中物業管理服務分部的毛利率為27.2%（截至二零二一年六月三十日止六個月：34.5%），商業運營服務分部的毛利率為38.5%（截至二零二一年六月三十日止六個月：37.9%）。毛利減少主要是由於以下因素所致：(i)由於人工成本、公共區域設施維護成本上升以及管理半徑增加，降低了本集團整體毛利率水平；及(ii)由於房地產市場環境變化，本集團減少為大業主提供工程前介服務、案場銷售協助服務、分戶驗收服務及智能化工程服務，從而導致物業收入結構發生變化所致。本集團將持續推進精細化管理，致力於提升經營效益。

銷售及分銷開支以及行政開支

本集團銷售及分銷開支主要包括(i)銷售人員之薪金及津貼；及(ii)市場推廣等開支。截至二零二二年六月三十日止六個月，本集團銷售及分銷開支總額為約人民幣0.4百萬元。

本集團的行政開支及其他開支主要包括(i)本集團總部的行政及管理人員之薪金及津貼；(ii)專業費用；(iii)差旅開支；(iv)租賃費用；及(v)辦公室開支。

截至二零二二年六月三十日止六個月，本集團的行政開支及其他開支為約人民幣105.0百萬元，較截至二零二一年六月三十日止六個月之約人民幣92.5百萬元上升約人民幣12.5百萬元或約13.5%。該增加主要是由於報告期間本公司人工成本增加所致。

Management Discussion and Analysis

管理層討論與分析

FINANCIAL REVIEW (Continued)

Other income, Gains and Losses

For the six months ended 30 June 2022, other income of the Group amounted to a net revenue of approximately RMB38.6 million, representing an increase of approximately RMB16.4 million as compared to approximately RMB22.2 million for the six months ended 30 June 2021, which was primarily attributable to the net exchange gain of approximately RMB22.1 million generated for the six months ended 30 June 2022, representing an increase of RMB20.3 million as compared to the six months ended 30 June 2021.

Income Tax

For the six months ended 30 June 2022, the income tax of the Group was approximately RMB11.5 million, representing a decrease of approximately RMB43.6 million as compared to approximately RMB55.1 million for the six months ended 30 June 2021. For the six months ended 30 June 2022, the effective tax rate of the Group was approximately 18.1%, representing a decrease of approximately 4.8 percentage points as compared to approximately 22.9% for the six months ended 30 June 2021, which was mainly due to the leverage of the preferential taxation policies for national high-tech enterprises and small low-profit enterprises by the Group.

Profit for the Period

For the six months ended 30 June 2022, the net profit of the Group was approximately RMB51.7 million, representing a decrease of approximately RMB134.3 million or approximately 72.2% as compared to approximately RMB186.0 million for the six months ended 30 June 2021. For the six months ended 30 June 2022, profit attributable to equity shareholders of the Group was approximately RMB49.4 million, representing a decrease of approximately 72.3% as compared to approximately RMB178.1 million for the six months ended 30 June 2021. The decrease was mainly due to less engineering pre-delivery consultation services, sales assistance services for sales offices, and household inspection services provided by the Group to major owners in responding to changes in the environment of the real estate market and provisions of expected credit losses during the six months ended 30 June 2022.

財務回顧 (續)

其他收入、收益及虧損

截至二零二二年六月三十日止六個月，本集團的其他收入錄得淨收入約人民幣38.6百萬元，較截至二零二一年六月三十日止六個月之約人民幣22.2百萬元增加約人民幣16.4百萬元，主要由於截至二零二二年六月三十日止六個月發生匯兌收益淨額約人民幣22.1百萬元，較截至二零二一年六月三十日止六個月增加了人民幣20.3百萬元。

所得稅

截至二零二二年六月三十日止六個月，本集團的所得稅為約人民幣11.5百萬元，較截至二零二一年六月三十日止六個月之約人民幣55.1百萬元減少約人民幣43.6百萬元。截至二零二二年六月三十日止六個月，本集團的實際稅率約為18.1%，較截至二零二一年六月三十日止六個月之約22.9%下降約4.8個百分點，主要是由於本集團充分利用國家高新技術企業和小型微利企業的優惠稅收政策所致。

期內利潤

截至二零二二年六月三十日止六個月，本集團的淨利潤為約人民幣51.7百萬元，較截至二零二一年六月三十日止六個月之約人民幣186.0百萬元減少約人民幣134.3百萬元或約72.2%。截至二零二二年六月三十日止六個月，本集團權益股東應佔溢利為約人民幣49.4百萬元，較截至二零二一年六月三十日止六個月約人民幣178.1百萬元減少約72.3%。減少乃主要由於房地產市場環境變化，本集團減少為大業主提供工程前介服務、案場銷售協助服務、分戶驗收等服務及截至二零二二年六月三十日止六個月計提預期信用損失所致。

FINANCIAL REVIEW (Continued)

Financial Position

The Group was in a good financial position. As at 30 June 2022, total assets of the Group were approximately RMB2,177.4 million (as at 31 December 2021: approximately RMB2,293.2 million), and total liabilities were approximately RMB1,323.4 million (as at 31 December 2021: approximately RMB1,497.1 million). As at 30 June 2022, the current ratio of the Group was 1.26 (as at 31 December 2021: 1.20).

As at 30 June 2022, the net assets of the Group were approximately RMB854.0 million (as at 31 December 2021: approximately RMB796.1 million). The return on equity (ROE) is calculated based on net profit for the period divided by average net assets. For the period ended 30 June 2022, ROE was approximately 6.3% (for 30 June 2021: 16.8%).

Property, Plant and Equipment

The Group's property, plant and equipment consist of buildings, office equipment, motor vehicles and leasehold improvements. Property, plant and equipment of the Group decreased by approximately 6.2% or approximately RMB2.3 million as at 30 June 2022 as compared to that as at 31 December 2021, which was primarily attributable to the decrease of normal depreciation and amortisation.

Right-of-use Assets

The right-of-use assets of the Group were lease right-of-use assets. As at 30 June 2022, the right-of-use assets of the Group were approximately RMB21.4 million, representing a decrease of approximately 9.3% as compared to that as of 31 December 2021, which was mainly due to the depreciation and amortisation of the right-of-use assets.

財務回顧 (續)

財務狀況

本集團財務狀況良好，於二零二二年六月三十日，本集團資產總額為約人民幣2,177.4百萬元（於二零二一年十二月三十一日：約人民幣2,293.2百萬元），負債總額為約人民幣1,323.4百萬元（於二零二一年十二月三十一日：約人民幣1,497.1百萬元）。於二零二二年六月三十日，本集團流動比率為1.26（於二零二一年十二月三十一日：1.20）。

於二零二二年六月三十日，本集團淨資產為約人民幣854.0百萬元（於二零二一年十二月三十一日：約人民幣796.1百萬元）。權益回報率乃按期間淨利潤除以平均淨資產計算。權益回報率於截至二零二二年六月三十日止期間為約6.3%（二零二一年六月三十日：16.8%）。

物業、廠房及設備

本集團的物業、廠房及設備包括樓宇、辦公設備、車輛及租賃物業裝修。於二零二二年六月三十日，本集團的物業、廠房及設備較於二零二一年十二月三十一日下降約6.2%或約人民幣2.3百萬元，主要由於正常折舊攤銷減少所致。

使用權資產

本集團的使用權資產為租賃使用權資產。於二零二二年六月三十日，本集團的使用權資產約人民幣21.4百萬元，較於二零二一年十二月三十一日減少了約9.3%，主要由於使用權資產折舊攤銷所致。

Management Discussion and Analysis

管理層討論與分析

FINANCIAL REVIEW (Continued)

Intangible Assets

Intangible assets of the Group represent the property management contracts obtained upon the acquisition of a series of property companies. Intangible assets of the Group decreased from approximately RMB91.9 million as at 31 December 2021 to RMB85.4 million as at 30 June 2022, which was primarily due to the decrease of normal amortization.

Goodwill

Goodwill of the Group represents the difference between the total consideration for the acquisitions of Anhui Hanlin Property Services Company Limited (安徽瀚林物業服務有限公司), Shenzhen Huazhong Property Management Company Limited (深圳華中物業管理有限公司), Ningbo Hongjian Management Services Co., Ltd. (寧波宏建物業服務有限公司), Easy Life Smart Community Services Group Co., Ltd. (樂生活智慧社區服務集團股份有限公司) and Beijing Boan Property Management Co., Ltd. (北京博安物業服務有限公司) and their respective total identifiable net assets as at the respective acquisition dates. As at 30 June 2022, the goodwill of the Group was approximately RMB151.1 million, representing no change as compared to that as of 31 December 2021.

Trade and Other Receivables

As at 30 June 2022, trade and other receivables of the Group were approximately RMB665.1 million, representing an increase of approximately RMB171.2 million or approximately 34.7% as compared to approximately RMB493.9 million as at 31 December 2021, which was mainly due to the longer payment collection period caused by the COVID-19 pandemic.

Amounts Due from Non-controlling Shareholders of Subsidiaries, Fellow Subsidiaries and Related Parties

As at 30 June 2022, the Group's amounts due from non-controlling shareholders of subsidiaries, fellow subsidiaries and related parties amounted to approximately RMB30.3 million, representing an increase of RMB4.1 million or 15.6% as compared to approximately RMB26.2 million as at 31 December 2021, which was due to the longer business settlement cycle caused by the overall real estate market environment.

財務回顧 (續)

無形資產

本集團的無形資產為收購一系列物業公司後獲得的物業管理合約。本集團的無形資產較於二零二一年十二月三十一日的約人民幣91.9百萬元減少至於二零二二年六月三十日的人民幣85.4百萬元，主要乃由於正常攤銷減少所致。

商譽

本集團的商譽為收購安徽瀚林物業服務有限公司、深圳華中物業管理有限公司、寧波宏建物業服務有限公司、樂生活智慧社區服務集團股份有限公司及北京博安物業服務有限公司總代價及彼等各自於收購日期的可識別淨資產總額之差額。於二零二二年六月三十日，本集團的商譽為約人民幣151.1百萬元，較二零二一年十二月三十一日的金額無變化。

貿易及其他應收款項

於二零二二年六月三十日，本集團的貿易及其他應收款項為約人民幣665.1百萬元，較二零二一年十二月三十一日之約人民幣493.9百萬元增加約人民幣171.2百萬元或約34.7%，主要由於2019冠狀病毒病大流行原因導致的回款週期較長所致。

應收附屬公司非控股股東、同系附屬公司、關聯方款項

於二零二二年六月三十日，本集團的應收附屬公司非控股股東、同系附屬公司、關聯方款項為約人民幣30.3百萬元，較二零二一年十二月三十一日約人民幣26.2百萬元增加了人民幣4.1百萬元或15.6%，受地產大環境影響，業務結算週期增長所致。

FINANCIAL REVIEW (Continued)

Trade and Other Payables

As at 30 June 2022, trade and other payables of the Group were approximately RMB720.8 million, representing a decrease of approximately RMB9.1 million or 1.2% as compared to approximately RMB729.9 million as at 31 December 2021.

Bank Borrowings

As at 30 June 2022, the Group had (i) outstanding bank borrowings of approximately RMB204.5 million, and (ii) unutilised banking facilities for short-term financing of approximately RMB150.0 million. Our bank borrowings were carried at fixed interest rate range from 4.75% to 5.50% per annum and guaranteed by certain subsidiary of the Group or certain fellow subsidiaries, and bank borrowings of approximately RMB152.5 million was pledged by the equity interest in certain subsidiaries.

Lease Liabilities

As at 30 June 2022, the lease liabilities of the Group due within one year were approximately RMB4.2 million and the balance of lease liabilities due over one year was approximately RMB20.1 million.

Contingent Liabilities

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

Gearing Ratio

The gearing ratio is calculated based on total liabilities divided by total assets. As at 30 June 2022, the gearing ratio of the Group was 0.61 (31 December 2021: 0.65).

財務回顧 (續)

貿易及其他應付款項

於二零二二年六月三十日，本集團貿易及其他應付款項約人民幣720.8百萬元，較二零二一年十二月三十一日的約人民幣729.9百萬元減少了約人民幣9.1百萬元或1.2%。

銀行借款

於二零二二年六月三十日，本集團(i)尚未償還銀行借款約人民幣204.5百萬元，及(ii)未動用短期融資的銀行融資額度約人民幣150.0百萬元。銀行借款按固定年利率介乎4.75%至5.50%計息並由本集團之若干附屬公司或同系附屬公司擔保，及銀行借款約人民幣152.5百萬元由若干附屬公司之股權質押。

租賃負債

於二零二二年六月三十日，本集團一年內到期的租賃負債約為人民幣4.2百萬元，一年以上到期的租賃負債餘額為約人民幣20.1百萬元。

或然負債

於二零二二年六月三十日，本集團並無任何重大或然負債。

資產負債比率

資產負債比率乃按總負債除以總資產計算。於二零二二年六月三十日，本集團資產負債比率為0.61 (二零二一年十二月三十一日：0.65)。

Management Discussion and Analysis

管理層討論與分析

FINANCIAL REVIEW (Continued)

Pledge of Assets

As at 30 June 2022, no asset of the Group was pledged, except for the pledge of equity in certain subsidiaries to obtain bank borrowings of RMB152.5 million.

Proceeds from the Listing

The shares of the Company were listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) on 18 March 2019 (the “**Listing**”) and issued 175,000,000 new shares. On 2 April 2019, the over-allotment option was fully exercised to allot 26,250,000 new shares. After deducting the underwriting fees and relevant expenses, net proceeds from the Listing and the over-allotment option amounted to approximately HK\$577.0 million and HK\$93.7 million (approximately RMB493.1 million and RMB80.1 million). As of the date of this interim report, the Group has utilised approximately RMB436.8 million of the capital raised, of which approximately RMB333.2 million was used to acquire or invest in other commercial operational services and property management services providers; approximately RMB33.5 million was used to acquire or invest in service providers (providing services complementary to the Group’s commercial operational services and property management services); approximately RMB10.2 million was used to develop and upgrade our O2O platforms; approximately RMB2.6 million was used to develop intelligent service systems and upgrade our internal IT system; and approximately RMB57.3 million was used for working capital and general corporate purposes. All unutilised net proceeds as at the date of this interim report, which amounted to approximately RMB136.4 million, will be used to pursue strategic acquisition and investment opportunities to acquire or invest in other commercial operational service and property management service providers to achieve our business strategies of scaling up our commercial operational service business and expanding our property management service portfolio.

財務回顧 (續)

資產抵押

於二零二二年六月三十日，本集團除以若干附屬公司股權作為質押以獲取人民幣152.5百萬元的銀行借款外，概無本集團資產作抵押。

上市所得款項

本公司股份於二零一九年三月十八日在香港聯合交易所有限公司（「**聯交所**」）主板上市（「**上市**」）並發行175,000,000股新股份。於二零一九年四月二日，悉數行使超額配股權以配發26,250,000股新股份。剔除包銷費用及相關開支後，上市所得款項淨額及超額配股權約為577.0百萬港元及93.7百萬港元（約人民幣493.1百萬元及人民幣80.1百萬元）。截至本中期報告日期，本集團已使用約人民幣436.8百萬元的募集資金，其中約人民幣333.2百萬元用於收購或投資其他商業運營服務及物業管理服務供應商；約人民幣33.5百萬元用於收購或投資服務供應商（提供補充本集團商業運營服務及物業管理服務方面的服務）；約人民幣10.2百萬元用於發展及升級線上線下平台；約人民幣2.6百萬元用於開發智能服務系統及升級內部信息技術系統；及約人民幣57.3百萬元用於營運資金及一般企業用途。於本中期報告日期之所有未動用所得款項淨額總計約人民幣136.4百萬元，將用於尋求戰略收購及投資機遇以收購或投資其他商業運營服務及物業管理服務供應商，實現擴大商業運營服務業務規模及擴充我們的物業管理服務組合的業務戰略。

FINANCIAL REVIEW (Continued)

Material Acquisition and Disposal of Subsidiaries, Associates and Joint Ventures and Significant Investment

During the six months ended 30 June 2022, the Group did not have any material acquisition and disposal of subsidiaries, associates and joint ventures nor was there any significant investment or plan authorised by the Board for material investment or addition of capital assets as at 30 June 2022.

Employment and Remuneration Policy

As at 30 June 2022, the Group had 3,518 employees in total. The staff cost was approximately RMB206.6 million in the first half of 2022. The Group regularly reviews remuneration and benefits of its employees according to the relevant market practice and individual performance of the employees. Pursuant to relevant laws and regulations in the PRC, the Group provides contributions to social insurance (including pension insurance, medical insurance, unemployment insurance, maternity insurance and occupational injury insurance) and housing provident funds for our employees in the PRC. The Group also operates a Mandatory Provident Fund Scheme for all qualified employees in Hong Kong.

財務回顧 (續)

重大收購及出售附屬公司、聯營公司及合營企業及重大投資

於截至二零二二年六月三十日止六個月，本集團並無重大收購或出售附屬公司、聯營公司或合營企業，於二零二二年六月三十日，董事會亦無批准任何重大投資或計劃進行重大投資或增加資本資產。

僱員及薪酬政策

於二零二二年六月三十日，本集團共有3,518名僱員。二零二二年上半年的員工成本為約人民幣206.6百萬元。本集團根據有關市場慣例及僱員的個別表現定期審查其僱員的薪酬及福利。根據有關中國法律法規，本集團為中國僱員向社保（包括養老保險、醫療保險、失業保險、生育保險及工傷保險）及住房公積金供款。本集團亦為香港的所有合資格僱員運營一項強制性公積金計劃。



Disclosure of Interests

權益披露

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES

董事及主要行政人員於股份及相關股份中的權益及淡倉

As at 30 June 2022, the interests of Directors (the “**Directors**” and each a “**Director**”) and chief executives of the Company and their associates in the equity or debt securities of the Company or any associated corporation (within the meaning of the Securities and Futures Ordinance (“**SFO**”)) which (a) were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they are taken or deemed to have under such provisions of the SFO); or (b) were required, pursuant to section 352 of the SFO, to be entered in the register referred to therein; or (c) were required, pursuant to the Model Code for Securities Transactions by directors of Listed Issuers (the “**Model Code**”) of the Rules Governing the Listing of Securities on the Stock Exchange (the “**Listing Rules**”), to be notified to the Company and the Stock Exchange were as follows:

於二零二二年六月三十日，本公司董事（「**董事**」，各自為一名「**董事**」）、主要行政人員及彼等之聯繫人士於本公司或任何相聯法團（定義見證券及期貨條例（「**證券及期貨條例**」））之股本或債務證券中持有(a)根據證券及期貨條例第XV部第7及第8分部須知會本公司及聯交所的權益（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及淡倉）；或(b)根據證券及期貨條例第352條須登記於該規定所述登記冊的權益；或(c)根據聯交所證券上市規則（「**上市規則**」）之上市發行人董事進行證券交易之標準守則（「**標準守則**」）須知會本公司及聯交所的權益如下：

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

(a) 於本公司股份及相關股份之好倉：

Name of Directors	Capacity/Nature of interest	Interest in Shares	Interest in underlying shares of the Company ⁽¹⁾	Approximate percentage of the issued share capital of the Company as at 30 June 2022 於二零二二年六月三十日 佔本公司已發行股本概約百分比
董事姓名	身份／權益性質	於股份的權益	於本公司相關股份的權益 ⁽¹⁾	
Mr. Zheng Wei (“ Mr. Zheng ”) (resigned on 1 September 2022) 鄭煒先生（「 鄭先生 」） （於二零二二年九月一日 辭任）	Beneficial owner 實益擁有人	–	3,000,000 ⁽²⁾	0.41%
Mr. Guo Zining (“ Mr. Guo ”) (resigned on 16 February 2023) 郭梓寧先生（「 郭先生 」） （於二零二三年二月十六日 辭任）	Interest of spouse 配偶權益	1,143,000 ⁽³⁾	–	0.16%
Mr. Ruan Yongxi 阮永曦先生	Beneficial owner 實益擁有人	278,000	–	0.04%

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES (Continued)

董事及主要行政人員於股份及相關股份中的權益及淡倉 (續)

Notes:

- (1) The interests in the underlying shares represented share options granted by the Company to the Directors as beneficial owners, the details of which are set out in the section below headed "SHARE OPTION SCHEME".
- (2) The 3,000,000 share options lapsed on 1 September 2022.
- (3) The 1,143,000 ordinary Shares are beneficially owned by Ms. Su Chaomei (蘇超美女士), who is the spouse of Mr. Guo.

附註:

- (1) 於相關股份中的權益指本公司授予董事(作為實益擁有人)的購股權,詳情載於下文「購股權計劃」一節。
- (2) 3,000,000份購股權於二零二二年九月一日失效。
- (3) 1,143,000股普通股由郭先生之配偶蘇超美女士實益擁有。

(b) Long positions in shares of the associated corporations of the Company:

(b) 於本公司之相聯法團之股份中的好倉:

Name of Directors	Name of associated corporation	Capacity/Nature of interest	Number of shares of the associated corporation	Approximate percentage of the issued share capital as at 30 June 2022
董事姓名	相聯法團名稱	身份/權益性質	相聯法團之股份數目	於二零二二年六月三十日佔已發行股本概約百分比
Mr. Guo (resigned on 16 February 2023) 郭先生 (於二零二三年二月十六日 辭任)	Ace Rise Profits Limited ("Ace Rise")	Interest of spouse 配偶權益	10 ⁽¹⁾	10.00%
Mr. Cheng Siu Fai 鄭少輝先生	China Aoyuan 中國奧園	Beneficial Owner 實益擁有人	100,000	0.00%

Note:

- (1) The 10 shares are beneficially owned by Ms. Su Chaomei (蘇超美女士), who is the spouse of Mr. Guo. Mr. Guo is deemed to be interested in the shares of Ace Rise held by Ms. Su Chaomei by virtue of the SFO.

附註:

- (1) 10股股份由郭先生之配偶蘇超美女士實益擁有。根據證券及期貨條例,郭先生被視為於蘇超美女士所持有的Ace Rise股份中擁有權益。

Save as disclosed above, none of the Directors or chief executives of the Company had or was deemed to have any interests or short positions in the Shares, underlying shares or debentures of the Company or any of its associated corporation as recorded in the register which were required to be kept by the Company under section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

除上述披露者外,本公司董事或主要行政人員概無於股份、本公司或其任何相聯法團之相關股份或債權證中,擁有或被視為擁有根據證券及期貨條例第352條須於本公司存置之登記冊記錄之權益或淡倉,或根據標準守則須知會本公司及聯交所之權益或淡倉。

Disclosure of Interests

權益披露

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES (Continued)

Directors' Rights to Acquire Shares or Debentures

Save for the options granted under the Share Option Scheme, none of the Directors or their spouses or children under the age of 18, had been granted any right to subscribe for the equity or debt securities of the Company or any of its associated corporations, or had exercised any such right during the six months ended 30 June 2022.

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

So far as the Directors or the chief executives of the Company are aware of, as at 30 June 2022, the shareholders of the Company (the "Shareholders"), other than the Directors or the chief executives of the Company, who had interests or short positions in the Shares or the underlying shares of the Company which would fall to be disclosed to the Company in accordance with the provisions of Divisions 2 and 3 in Part XV of the SFO, or which would be required, pursuant to Section 336 of the SFO, to be entered in the register referred to therein, were as follows:

Long positions in the Shares:

董事及主要行政人員於股份及相關股份中的權益及淡倉 (續)

董事購買股份或債券之權利

除根據購股權計劃授予之購股權外，概無董事或彼等之配偶或未滿十八歲子女獲授予任何可認購本公司或其任何相聯法團之股權或債務證券之權利，或於截至二零二二年六月三十日止六個月已行使任何該等權利。

主要股東於股份及相關股份中的權益及淡倉

就本公司董事或主要行政人員所知悉，於二零二二年六月三十日，本公司股東（「股東」，本公司董事或主要行政人員除外）於本公司的股份或相關股份中擁有根據證券及期貨條例第XV部第2及第3分部的條文須向本公司披露的權益或淡倉，或根據證券及期貨條例第336條規定須載入該條所述的登記冊的權益或淡倉，載列如下：

於股份之好倉：

Name of Shareholders	Capacity/Nature of interest	Number of shares	Approximate percentage of the issued share capital of the Company as at 30 June 2022 於二零二二年六月三十日佔本公司已發行股本概約百分比
股東名稱	身份／權益性質	股份數目	
Mr. Guo Ziwen 郭梓文先生	Settlor/Beneficiary of The Golden Jade Trust ⁽²⁾ The Golden Jade Trust信託設立人／受益人 ⁽²⁾	400,535,000	55.15%
Ms. Jiang Miner ("Ms. Jiang") 江敏兒女士（「江女士」）	Settlor/Beneficiary of The Golden Jade Trust ⁽²⁾ The Golden Jade Trust信託設立人／受益人 ⁽²⁾	400,535,000	55.15%

Disclosure of Interests

權益披露

SUBSTANTIAL SHAREHOLDERS' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES (Continued)

主要股東於股份及相關股份中的權益及淡倉 (續)

Name of Shareholders	Capacity/Nature of interest	Number of shares	Approximate percentage of the issued share capital of the Company as at 30 June 2022 於二零二二年六月三十日佔本公司已發行股本概約百分比
股東名稱	身份／權益性質	股份數目	
Main Trend Limited ("Main Trend") 明興有限公司(「明興」)	Beneficial owner ⁽¹⁾ 實益擁有人 ⁽¹⁾	396,375,000	54.58%
Star Image Development Limited ("Star Image") 正星發展有限公司(「正星」)	Interest of controlled corporation ⁽¹⁾ 受控制法團權益 ⁽¹⁾	396,375,000	54.58%
China Aoyuan 中國奧園	Interest of controlled corporation ⁽¹⁾ 受控制法團權益 ⁽¹⁾	396,375,000	54.58%
Ace Rise	Interest of controlled corporation ⁽²⁾ 受控制法團權益 ⁽²⁾	396,375,000	54.58%
Joy Pacific Group Limited ("Joy Pacific")	Interest of controlled corporation ⁽²⁾ 受控制法團權益 ⁽²⁾ Beneficial owner 實益擁有人	396,375,000 4,160,000	54.58% 0.57%
Sturgeon Limited ("Sturgeon")	Interest of controlled corporation ⁽²⁾ 受控制法團權益 ⁽²⁾	400,535,000	55.15%
Asia Square Holdings Ltd. ("Asia Square")	Interest of controlled corporation ⁽²⁾ 受控制法團權益 ⁽²⁾	400,535,000	55.15%
J. Safra Sarasin Trust Company (Singapore) Limited	Trustee ⁽²⁾ 受託人 ⁽²⁾	400,535,000	55.15%
Infini Master Fund	Beneficial owner 實益擁有人	58,043,000	8.00%

Disclosure of Interests

權益披露

SUBSTANTIAL SHAREHOLDERS' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES (Continued)

Notes:

- (1) Main Trend (which is wholly and beneficially owned by Star Image, which is in turn wholly and beneficially owned by China Aoyuan) is interested in approximately 54.58% of the total issued share capital of the Company. By virtue of the SFO, China Aoyuan is deemed to be interested in the Shares held by Main Trend.
- (2) China Aoyuan is owned as to 47.05% by Ace Rise. Ace Rise is owned as to 90% by Joy Pacific (which in turn is wholly owned by Sturgeon) and as to 10% by Hopka Investments Limited. Sturgeon is wholly-owned by Asia Square as nominee and trustee for J. Safra Sarasin Trust Company (Singapore) Limited as the trustee holding such interests on trust for the beneficiaries of The Golden Jade Trust. The Golden Jade Trust is a discretionary family trust established under the laws and regulations of Singapore. Each of Mr. Guo Ziwen and Ms. Jiang is the settlor and beneficiary of The Golden Jade Trust. Accordingly, each of Joy Pacific, Sturgeon, J. Safra Sarasin Trust Company (Singapore) Limited, Mr. Guo Ziwen and Ms. Jiang is deemed to be interested in the Shares held by China Aoyuan by virtue of the SFO.

Save as disclosed above, as at 30 June 2022, the Company had not been notified by any person, other than Directors and chief executive of the Company, who had interests or short positions in the Shares and underlying shares of the Company which are required to be recorded in the register required to be kept under section 336 of Part XV of the SFO.

主要股東於股份及相關股份中的權益及淡倉 (續)

附註：

- (1) 明興(由正星全資實益擁有，而正星則由中國奧園全資實益擁有)於本公司已發行股本總數中擁有約54.58%權益。根據證券及期貨條例，中國奧園被視為於明興所持股份中擁有權益。
- (2) 中國奧園由Ace Rise擁有47.05%權益。Ace Rise由Joy Pacific(由Sturgeon全資擁有)擁有90%權益及合嘉投資有限公司擁有10%權益。Sturgeon由Asia Square全資擁有，Asia Square為J. Safra Sarasin Trust Company (Singapore) Limited的代名人及受託人，J. Safra Sarasin Trust Company (Singapore) Limited以受託人身份為The Golden Jade Trust的受益人持有有關信託權益。The Golden Jade Trust為一項全權家族信託，乃根據新加坡法律及法規設立。郭梓文先生及江女士各自為The Golden Jade Trust的設立人及受益人。因此，根據證券及期貨條例，Joy Pacific、Sturgeon、J. Safra Sarasin Trust Company (Singapore) Limited、郭梓文先生及江女士各自被視為擁有中國奧園所持股份權益。

除上文披露者外，於二零二二年六月三十日，本公司並不知悉有任何人士(本公司董事及主要行政人員除外)於股份及本公司相關股份中擁有登記於證券及期貨條例第XV部第336條規定存置之登記冊之權益或淡倉。

CORPORATE GOVERNANCE CODE

The board of Directors of the Company (the “**Board**”) recognises the importance of maintaining a high standard of corporate governance to protect and enhance the benefits of shareholders and has applied the principles of the code provisions of the Code on Corporate Governance Practices (the “**CG Code**”) contained in Part 2 – Principles of Good Corporate Governance, Code Provisions and Recommended Best Practices of Appendix 14 to the Listing Rules. During the six months ended 30 June 2022, the Company has complied with the code provisions of the CG Code.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code by Directors of Listed Issuers (the “**Model Code**”) as set out in Appendix 10 to the Listing Rules as the code of conduct regarding securities transaction by the Directors (the “**Code of Conduct**”). The Company has made specific enquiry to all Directors and all Directors have confirmed that they have complied with the required standard set out in the Model Code and the Code of Conduct throughout the six months ended 30 June 2022.

AUDIT COMMITTEE

The audit committee of the Company, comprising Mr. Hung Ka Hai Clement as chairman as well as Dr. Li Zijun and Mr. Wang Shao as members, has reviewed, together with the participation of the management, the accounting principles and practices adopted by the Group and discussed auditing and financial reporting matters including the review of the unaudited consolidated interim financial statements of the Group for the six months ended 30 June 2022.

CHANGES TO INFORMATION IN RESPECT OF DIRECTORS AFTER THE REPORTING PERIOD

In accordance with Rule 13.51B(1) of the Listing Rules, the changes in information required to be disclosed of Rule 13.51(2) of the Company are set out below:

Mr. Zheng Wei resigned as an executive Director and the president of the Group with effect from 1 September 2022.

Mr. Guo Zining resigned as a non-executive Director and the chairman of the Board with effect from 16 February 2023.

Mr. Zhu Yunfan was appointed as a non-executive Director with effect from 16 February 2023.

Mr. Cheng Siu Fai was appointed as a member of the Remuneration Committee, the chairman of the Nomination Committee and an Authorised Representative with effect from 16 February 2023.

企業管治守則

本公司董事會（「**董事會**」）深知維持高水準的企業管治對保障及提高股東利益的重要性，並已採用上市規則附錄十四第二部分－良好企業管治的原則、守則條文及建議最佳常規所載企業管治常規守則（「**企業管治守則**」）的守則條文的原則。截至二零二二年六月三十日止六個月，本公司已遵守企業管治守則的守則條文。

董事進行證券交易之標準守則

本公司已採納上市規則附錄十所載的上市發行人董事標準守則（「**標準守則**」）為董事進行證券交易之行為守則（「**行為守則**」）。本公司已向全體董事作出具體查詢，而全體董事已確認彼等於截至二零二二年六月三十日止六個月一直遵守標準守則及行為守則所載必要標準。

審核委員會

本公司審核委員會由洪嘉禧先生（擔任主席）、李子俊醫生及王韶先生（擔任成員）所組成。審核委員會連同管理層已審閱本集團所採納的會計原則及慣例，並討論審計及財務報告事宜，包括審閱本集團截至二零二二年六月三十日止六個月的未經審核綜合中期財務報表。

報告期後有關董事的資料變動

根據上市規則第13.51B(1)條，本公司根據第13.51(2)條須予披露的資料變動載列如下：

鄭煒先生由二零二二年九月一日起辭任執行董事及本集團總裁。

郭梓寧先生辭任非執行董事及董事會主席，自二零二三年二月十六日起生效。

朱雲帆先生由二零二三年二月十六日起獲委任為非執行董事。

鄭少輝先生由二零二三年二月十六日起獲委任為薪酬委員會成員、提名委員會主席及授權代表。

Corporate Governance and Other Information

企業管治及其他資料

SHARE OPTION SCHEME

The Company operates a share option scheme (the “**Share Option Scheme**”), which was adopted on 28 May 2019 (the “**Adoption Date**”), for the purpose of providing incentives or rewards to selected eligible persons for their contribution to the Group. Unless otherwise cancelled or amended, the Share Option Scheme will remain in force for 10 years from the Adoption Date.

Capitalised terms used herein shall have the same meanings as defined in the circular dated 23 April 2019.

Who may join and performance target:

1. Any full-time or part-time employee of the Company or any member of the Group, including any executive director, non-executive director and independent non-executive director, and any supplier, customer, agent, advisor and consultant of the Group who, in the sole opinion of the Board, will contribute or have contributed to the growth of the Group.
2. The Board may, at its absolute discretion, invite any Eligible Persons to take up the Options at the Subscription Price. Upon acceptance of the Option, the Eligible Person shall pay HK\$1.00 to the Company by way of consideration for the grant of the Option. The Option will be offered for acceptance for a period of 28 days from the Offer Date.
3. The exercise of an Option may be subject to the achievement of performance target and/or any other conditions to be notified by the Board to each Participant, which the Board may in its absolute discretion determine.

The maximum number of Shares which may be issued upon exercise of all Options already granted and to be granted under the Share Option Scheme is 60,625,000 Shares, representing approximately 10.00% of the issued share capital of the Company as at the date of this interim report.

The number of options available for grant under the scheme mandate as at 1 January 2022 and 30 June 2022 is 60,625,000 and 60,625,000 respectively.

購股權計劃

本公司設有購股權計劃（「**購股權計劃**」），該計劃於二零一九年五月二十八日（「**採納日期**」）獲採納，以向為本集團作出貢獻的經選定合資格人士提供獎勵或回報。除非另行註銷或修訂，否則購股權計劃自採納日期起計10年有效。

本報告所用詞彙與日期為二零一九年四月二十三日的通函所界定者具有相同涵義。

可參與人士及表現目標：

1. 本公司或本集團任何成員公司之全職或兼職僱員，包括任何執行董事、非執行董事及獨立非執行董事，以及董事會全權認為將向或已向本集團發展作出貢獻的任何供應商、客戶、代理、顧問及諮詢人士。
2. 董事會可絕對酌情邀請任何合資格人士按認購價接納購股權。於接納有關購股權後，合資格人士須向本公司支付1.00港元作為獲授購股權之代價。購股權之接納期為要約日期起計28日期間。
3. 購股權須待達致表現目標及／或董事會將予知會各參與者之任何其他條件（董事會可全權酌情決定）後，方可行使。

根據購股權計劃項下已授出及將予授出的全部購股權獲行使而可發行的最高股份數目為60,625,000股股份（約佔本公司於本中期報告日期之已發行股本之10.00%）。

於二零二二年一月一日及二零二二年六月三十日，根據計劃授權可供授出之購股權數目分別為60,625,000份及60,625,000份。

SHARE OPTION SCHEME (Continued)

The summary below sets out the details of movement of Options granted as at 30 June 2022 pursuant to the Share Option Scheme:

購股權計劃 (續)

以下摘要載列於二零二二年六月三十日根據購股權計劃所授出之購股權變動詳情：

Name or category of Participant	Date of grant	Exercise period	Vesting period	Closing price per Shares HK\$	Exercise price HK\$	Number of Shares subject to Options 購股權相關股份數目				
						As at 1 January 2022	Granted during the period	Cancelled/lapsed during the period	Exercised during the period	As at 30 June 2022
參與者姓名或類別	授出日期	行使期	歸屬期	每股收市價 港元	行使價 港元	於二零二二年 一月一日	期內授出	期內註銷/ 失效	期內行使	於二零二二年 六月三十日
Directors 董事										
Mr. Zheng Wei (resigned on 1 September 2022) 鄭煒先生 (於二零二二年 九月一日辭任)	30.03.2021 ⁽¹⁾	01.01.2022 – 31.12.2025 ⁽¹⁾	Note (1) 附註(1)	5.91 ⁽²⁾	5.588	3,000,000	-	-	-	3,000,000
Employees 僱員	29.06.2020 ⁽³⁾	01.01.2021 – 31.12.2024 ⁽³⁾	Note (3) 附註(3)	8.14 ⁽⁴⁾	8.31	6,000,000	-	(3,000,000)	-	3,000,000
Total 總計						9,000,000	-	(3,000,000)	-	6,000,000

As at 30 June 2022, the aggregate number of options granted to the five highest paid individuals (including one director and one employee) is 6,000,000 Share Options.

截至二零二二年六月三十日，已授予五名最高薪酬人士（包括一名董事及一名僱員）之購股權總數為6,000,000份購股權。

Notes:

- (1) The Options were granted on 30 March 2021 under the Share Option Scheme adopted by the Company. The Options shall be exercisable during the period:
- (a) Up to 40% of the Options granted to each of the Grantees will be exercisable from 1 January 2022 to 31 December 2023 (both dates inclusive). The vesting period is from the grant date to 31 December 2021;
- (b) up to 30% of the Options granted to each of the Grantees will be exercisable from 1 January 2023 to 31 December 2024 (both dates inclusive). The vesting period is from the grant date to 31 December 2022; and
- (c) up to 30% of the Options granted to each of the Grantees will be exercisable from 1 January 2024 to 31 December 2025 (both dates inclusive). The vesting period is from the grant date to 31 December 2023.

附註：

- (1) 該等為根據本公司採納的購股權計劃於二零二一年三月三十日獲授出的購股權。購股權的可行使期間為：
- (a) 授予各承授人最多40%的購股權將可於二零二二年一月一日至二零二三年十二月三十一日（包括首尾兩日）期間行使。歸屬期自授出日期起至二零二一年十二月三十一日止；
- (b) 授予各承授人最多30%的購股權將可於二零二三年一月一日至二零二四年十二月三十一日（包括首尾兩日）期間行使。歸屬期自授出日期起至二零二二年十二月三十一日止；及
- (c) 授予各承授人最多30%的購股權將可於二零二四年一月一日至二零二五年十二月三十一日（包括首尾兩日）期間行使。歸屬期自授出日期起至二零二三年十二月三十一日止。

Corporate Governance and Other Information

企業管治及其他資料

SHARE OPTION SCHEME (Continued)

- (2) The closing price of the Shares immediately before 30 March 2021 on which the Option was granted was HK\$5.91 per share.
- (3) The Options were granted on 29 June 2020 under the Share Option Scheme adopted by the Company. The Options shall be exercisable during the period:
- (a) Up to 40% of the Options granted to each of the Grantees will be exercisable from 1 January 2021 to 31 December 2022 (both dates inclusive). The vesting period is from the grant date to 31 December 2020;
- (b) up to 30% of the Options granted to each of the Grantees will be exercisable from 1 January 2022 to 31 December 2023 (both dates inclusive). The vesting period is from the grant date to 31 December 2021; and
- (c) up to 30% of the Options granted to each of the Grantees will be exercisable from 1 January 2023 to 31 December 2024 (both dates inclusive). The vesting period is from the grant date to 31 December 2022.
- (4) The closing price of the Shares immediately before 29 June 2020 on which the Options were granted was HK\$8.14 per share.

INTERIM DIVIDEND

The Directors do not recommend the payment of any interim dividend for the six months ended 30 June 2022.

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

Neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company's shares during the six months ended 30 June 2022.

EVENTS AFTER THE REPORTING PERIOD

For the events after the reporting period, please refer to the section headed "EVENTS AFTER THE REPORTING PERIOD" in the announcement of annual results for the year ended 31 December 2021 of the Company published on 4 May 2023 for details.

購股權計劃 (續)

- (2) 股份於緊接二零二一年三月三十日(購股權於該日獲授出)前的收市價為每股5.91港元。
- (3) 該等為根據本公司採納的購股權計劃於二零二零年六月二十九日獲授出的購股權。購股權的可行使期間為：
- (a) 授予各承授人最多40%的購股權將可於二零二一年一月一日至二零二二年十二月三十一日(包括首尾兩日)期間行使。歸屬期自授出日期起至二零二零年十二月三十一日止；
- (b) 授予各承授人最多30%的購股權將可於二零二二年一月一日至二零二三年十二月三十一日(包括首尾兩日)期間行使。歸屬期自授出日期起至二零二一年十二月三十一日止；及
- (c) 授予各承授人最多30%的購股權將可於二零二三年一月一日至二零二四年十二月三十一日(包括首尾兩日)期間行使。歸屬期自授出日期起至二零二二年十二月三十一日止。
- (4) 股份於緊接二零二零年六月二十九日(購股權於該日獲授出)前的收市價為每股8.14港元。

中期股息

董事建議不宣派截至二零二二年六月三十日止六個月之任何中期股息。

購買、出售或贖回本公司之上市證券

於截至二零二二年六月三十日止六個月，本公司及其任何附屬公司概無購買、出售或贖回本公司任何股份。

報告期後事項

有關報告期後事項，詳情請參閱於二零二三年五月四日發佈的本公司截至二零二一年十二月三十一日止年度的年度業績公告「報告期後事項」一節。

Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income

簡明綜合損益及其他全面收益表

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

		Six months ended 截至以下日期止六個月	
		30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	30.6.2021 二零二一年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核) (restated) (經重列)
	NOTES 附註		
Revenue	收入	3	846,584
Cost of services	服務成本		(603,391)
Gross profit	毛利		243,193
Other income, gains and losses	其他收入、收益及虧損	5	38,613
Impairment losses under expected credit loss model ("ECL"), net of reversal	預期信用損失模型下的減值虧損，扣除撥回		(103,343)
Gain on disposal of an associate	出售一間聯營公司的收益		-
Administrative expenses and other expenses	行政開支及其他開支		(104,998)
Selling and distribution expenses	銷售及分銷開支		(394)
Share of results of joint ventures	應佔合營企業業績		-
Share of results of associates	應佔聯營公司業績		-
Finance costs	財務成本		(9,884)
Profit before tax	除稅前溢利		63,187
Income tax expense	所得稅開支	6	(11,453)
Profit for the period	期內溢利	7	51,734
Other comprehensive income/(expense)	其他全面收益／(開支)		
Items that may be reclassified subsequently to profit or loss:	其後可能重新分類至損益的項目：		
Exchange differences on translating foreign operations	換算海外業務之匯兌差額		4,318
Item that will not be reclassified subsequently to profit or loss:	其後將不會重新分類至損益之項目：		
Fair value gain on equity instrument at fair value through other comprehensive income	按公平值計入其他全面收入之權益工具之公平值收益		319
Other comprehensive income for the period, net of income tax	期內其他全面收入，扣除所得稅		4,637
Total comprehensive income for the period	期內全面收益總額		56,371
Profit for the period attributable to:	以下人士應佔期內溢利：		
- Owners of the Company	- 本公司擁有人		49,444
- Non-controlling interests	- 非控股權益		2,290
			51,734
Total comprehensive income attributable to:	以下人士應佔全面收入總額：		
- Owners of the Company	- 本公司擁有人		52,691
- Non-controlling interests	- 非控股權益		3,680
			56,371
Earnings per share (RMB cents)	每股盈利(人民幣分)		
- Basic	- 基本	9	6.81
- Diluted	- 攤薄	9	6.81

Condensed Consolidated Statement of Financial Position

簡明綜合財務狀況表

At 30 June 2022 於二零二二年六月三十日

			30.6.2022	31.12.2021
			二零二二年	二零二一年
			六月三十日	十二月三十一日
		<i>NOTES</i>	RMB'000	RMB'000
		<i>附註</i>	人民幣千元	人民幣千元
			(unaudited)	(audited)
			(未經審核)	(經審核)
NON-CURRENT ASSETS	非流動資產			
Property, plant and equipment	物業、廠房及設備	10	34,777	37,060
Right-of-use assets	使用權資產	11	21,353	23,575
Investment properties	投資物業	12	9,068	9,068
Goodwill	商譽	13	151,118	151,118
Intangible assets	無形資產		85,375	91,932
Equity instrument at fair value through profit or loss ("FVTPL")	按公平值計入損益的權益工具	15	70,523	70,523
Equity instruments at fair value through other comprehensive income ("FVTOCI")	按公平值計入其他全面收益之權益工具	16	110,809	106,160
Deferred tax assets	遞延稅項資產	17	72,500	52,224
Deposits paid for acquisition of property, plant and equipment	購置物業、廠房及設備支付之按金		2,524	2,524
Trade and other receivables	貿易及其他應收款項	18	2,900	2,900
			560,947	547,084
CURRENT ASSETS	流動資產			
Inventories	存貨		1,964	3,482
Trade and other receivables	貿易及其他應收款項	18	662,208	491,033
Deferred contract costs	遞延合約成本		4,089	3,195
Amounts due from fellow subsidiaries	應收同系附屬公司款項	19	21,528	14,415
Amounts due from non-controlling shareholders of subsidiaries	應收附屬公司非控股股東款項		1,482	3,495
Amounts due from related parties	應收關聯方款項	20	7,343	8,262
Restricted bank deposits	受限制銀行存款		8,436	13,058
Bank balances and cash	銀行結餘及現金		909,437	1,209,222
			1,616,487	1,746,162

Condensed Consolidated Statement of Financial Position

簡明綜合財務狀況表

At 30 June 2022 於二零二二年六月三十日

			30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	31.12.2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (audited) (經審核)
CURRENT LIABILITIES	流動負債			
Trade and other payables	貿易及其他應付款項	21	720,849	729,863
Contract liabilities	合約負債		291,647	271,884
Amounts due to fellow subsidiaries	應付同系附屬公司款項	22	5,737	-
Amounts due to non-controlling shareholders of subsidiaries	應付附屬公司非控股股東款項		7,684	10,445
Amounts due to related parties	應付關聯方款項	23	5,841	-
Tax liabilities	稅項負債		39,564	47,383
Lease liabilities	租賃負債		4,151	4,101
Bank borrowings	銀行借款	24	204,488	386,564
			1,279,961	1,450,240
NET CURRENT ASSETS	流動資產淨值		336,526	295,922
TOTAL ASSETS LESS CURRENT LIABILITIES	總資產減流動負債		897,473	843,006
NON-CURRENT LIABILITIES	非流動負債			
Deferred tax liabilities	遞延稅項負債	17	23,349	24,989
Lease liabilities	租賃負債		20,090	21,924
			43,439	46,913
NET ASSETS	淨資產		854,034	796,093

Condensed Consolidated Statement of Financial Position

簡明綜合財務狀況表

At 30 June 2022 於二零二二年六月三十日

		NOTES 附註	30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	31.12.2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (audited) (經審核)
CAPITAL AND RESERVES	資本及儲備			
Share capital	股本	25	6,207	6,207
Reserves	儲備		795,369	741,108
Equity attributable to owners of the Company	本公司擁有人應佔權益		801,576	747,315
Non-controlling interests	非控股權益		52,458	48,778
TOTAL EQUITY	權益總額		854,034	796,093

The condensed consolidated financial statements on pages 43 to 88 were approved and authorised for issue by the Board of Directors on 4 May 2023 and are signed on its behalf by:

第43至88頁的簡明綜合財務報表於二零二三年五月四日經董事會批准及授權刊發，並由下列董事代為簽署：

Cheng Siu Fai

鄭少輝

DIRECTOR

董事

Ruan Yongxi

阮永曦

DIRECTOR

董事

Condensed Consolidated Statement of Changes in Equity

簡明綜合權益變動表

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

		Attributable to owners of the Company 本公司擁有人應佔											
		Paid-in capital/ Share capital 實繳 資本/股本	Share premium 股份溢價	Statutory reserve 法定儲備	Capital reserve 資本儲備	Special reserve 特別儲備	Share option reserve 購股權儲備	Investment revaluation reserve 投資重估 儲備	Translation reserve 匯兌儲備	Retained profits 保留溢利	Sub-total	Non- controlling interests 非控股權益	Total 總計
		RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元
				(note a) (附註a)	(note b) (附註b)	(note c) (附註c)							
At 1 January 2021 (as originally stated)	於二零二一年一月一日 (原列)	6,207	559,856	32,103	(37,921)	(24,782)	7,036	-	-	494,071	1,036,570	23,480	1,060,050
Merger accounting restatement (note 1)	合併會計重列(附註1)	-	-	-	1,409	-	-	(328)	(3,595)	(6,840)	(9,354)	29,270	19,916
At 1 January 2021 (audited and restated)	於二零二一年一月一日 (經審核及經重列)	6,207	559,856	32,103	(36,512)	(24,782)	7,036	(328)	(3,595)	487,231	1,027,216	52,750	1,079,966
Profit and total comprehensive income for the period	期內溢利及全面收益總額	-	-	-	-	-	-	7,328	(543)	178,121	184,906	10,752	195,658
Recognition of equity-settled share based payment (note 26)	確認股本結算以股份為基礎之 付款(附註26)	-	-	-	-	-	3,119	-	-	-	3,119	-	3,119
Dividend declared (note 8)	宣派股息(附註8)	-	(101,675)	-	-	-	-	-	-	-	(101,675)	-	(101,675)
At 30 June 2021 (unaudited)	於二零二一年六月三十日 (未經審核)	6,207	458,181	32,103	(36,512)	(24,782)	10,155	7,000	(4,138)	665,352	1,113,566	63,502	1,177,068
At 31 December 2021 (audited)	於二零二一年十二月三十一日 (經審核)	6,207	458,181	32,103	(36,512)	(24,782)	14,208	7,279	(5,660)	296,291	747,315	48,778	796,093
Profit and total comprehensive income for the period	期內溢利及全面收益總額	-	-	-	-	-	-	223	3,024	49,444	52,691	3,680	56,371
Recognition of equity-settled share based payment (note 26)	確認股本結算以股份為基礎之 付款(附註26)	-	-	-	-	-	1,570	-	-	-	1,570	-	1,570
At 30 June 2022 (unaudited)	於二零二二年六月三十日 (未經審核)	6,207	458,181	32,103	(36,512)	(24,782)	15,778	7,502	(2,636)	345,735	801,576	52,458	854,034

Condensed Consolidated Statement of Changes in Equity

簡明綜合權益變動表

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

Notes:

- (a) The statutory reserve represents the amount transferred from net profit for the year of the subsidiaries established in the People's Republic of China (the "PRC") (based on the subsidiaries' PRC statutory financial statements) in accordance with the relevant PRC laws until the statutory reserve reaches 50% of the registered capital of the subsidiaries. The statutory reserve cannot be reduced except either use to set off the accumulated losses or increase capital.
- (b) The capital reserve includes: (1) a debit amount of RMB5,156,000 related to an excess of the proportionate share of carrying amount of net assets acquired upon the acquisition of the remaining interest in Guangzhou Aoyuan Property Services Company Limited from Shenyang Hua Xin International Company Limited, a non-controlling shareholder, in previous years; (2) share capital of subsidiaries contributed by fellow subsidiaries of the amount of RMB26,700,000 in total prior to the completion of group reorganisation; (3) deemed distribution of a debit amount of RMB58,917,000 in total to ultimate holding company upon group reorganisation. For details of the group reorganisation, please refer to the annual report of the Group for the year ended 31 December 2018; (4) a debit amount of RMB548,000 arising from acquisition of additional equity interest in a subsidiary from a former non-controlling shareholder of the subsidiary, which represents the difference between the consideration payable and the adjustment to the non-controlling interest in the subsidiary; and (5) a credit amount of RMB1,409,000 arising from acquisition of the 70% equity interests in Masterwin Developments Limited under merger accounting basis which acquired from Add Hero Holdings Limited, a subsidiary of China Aoyuan.
- (c) The special reserve includes: (1) a debit amount of RMB43,214,000 related to the net return to Guangzhou Aoyuan Assets Management Company Limited ("Guangzhou Aoyuan Assets Management"), a subsidiary of China Aoyuan Group, which represents the net fundings transferred from Panyu Commercial Operational Services Business (as defined in note 2 of annual report of the Group for the year ended 31 December 2018) to Guangzhou Aoyuan Assets Management prior to the completion of the group reorganisation; and (2) a credit amount of RMB18,432,000 related to the net contribution from Guangzhou Aoyuan Assets Management, which represents the net fundings transferred from Guangzhou Aoyuan Assets Management to Panyu Commercial Operational Services Business prior to the completion of the group reorganisation.

附註：

- (a) 法定儲備指根據相關中華人民共和國（「中國」）法律自於中國成立的附屬公司的年內純利（根據附屬公司的中國法定財務報表）轉撥的金額，直至法定儲備達到該等附屬公司註冊資本的50%。除非用於抵銷累計虧損或增加資本，否則不可減少法定儲備。
- (b) 資本儲備包括：(1)本集團自瀋陽華新國際實業有限公司（於過往年度為非控股股東）收購廣州奧園物業服務有限公司餘下權益後超出所收購淨資產賬面值所佔比例的借方金額人民幣5,156,000元；(2)於集團重組完成前，同系附屬公司應佔附屬公司股本總金額人民幣26,700,000元；(3)於集團重組時，向最終控股公司視作派發借方金額總計人民幣58,917,000元。集團重組的詳情，請參閱本集團截至二零一八年十二月三十一日止年度的年報；(4)向一名附屬公司前非控股股東收購該附屬公司額外股權產生的借方金額人民幣548,000元，該金額指應付代價與該附屬公司非控股權益調整之間的差額；及(5)按合併會計基準自中國奧園的附屬公司Add Hero Holdings Limited收購Masterwin Developments Limited 70%股權所產生的借方金額人民幣1,409,000元。
- (c) 特別儲備包括：(1)中國奧園集團附屬公司廣州奧園資產經營管理有限公司（「廣州奧園資產經營管理」）的淨回報的借方金額人民幣43,214,000元，其指集團重組完成前自番禺商業運營服務業務（定義見本集團截至二零一八年十二月三十一日止年度之年報附註2）向廣州奧園資產經營管理轉撥的淨資金；及(2)廣州奧園資產經營管理的淨貢獻指集團重組完成前自廣州奧園資產經營管理向番禺商業運營服務業務轉撥的淨資金的貸方金額人民幣18,432,000元。

Condensed Consolidated Statement of Cash Flows

簡明綜合現金流量表

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

		Six months ended 截至以下日期止六個月	
		30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	30.6.2021 二零二一年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核) (Restated) (經重列)
OPERATING ACTIVITIES	經營活動		
Profit before tax	除稅前溢利	63,187	241,103
Adjustments for:	經調整：		
Amortisation of intangible assets	無形資產攤銷	6,557	7,136
Change in fair value of equity instrument at FVTPL	按公平值計入損益之權益工具之公平值變動	-	(566)
Depreciation of property, plant and equipment	物業、廠房及設備折舊	4,416	5,022
Depreciation of right-of-use assets	使用權資產折舊	2,668	3,465
Impairment losses under ECL model, net of reversal	預期信用損失模型下的減值虧損，扣除撥回	103,343	15,644
Reversals of impairment losses on deferred contract costs	遞延合約成本減值虧損撥回	(3,266)	-
Loss on disposal of property, plant and equipment	處置物業、廠房及設備的損失	41	-
Dividend income from equity investment	股本投資之股息收入	-	(4,000)
Gain on disposal of an associate	出售一間聯營公司的收益	-	(400)
Exchange gains, net	匯兌收益，淨額	(22,098)	(1,828)
Interest on bonds	債券利息	-	347
Interest on lease liabilities	租賃負債利息	1,053	1,180
Interest on bank borrowings	銀行借款利息	8,831	14,960
Share of results of joint ventures	應佔合營企業業績	-	1,833
Share of results of associates	應佔聯營公司業績	-	(98)
Share-based payments	以股份為基礎之付款	1,570	3,119
Bank interest income	銀行利息收入	(1,034)	(1,239)
Operating cash flows before movements in working capital	營運資金變動前的經營現金流量	165,268	285,678
Decrease (increase) in inventories	存貨減少(增加)	1,518	(1,718)
Increase in trade and other receivables	貿易及其他應收款項增加	(199,973)	(44,007)
Increase in amounts due from non-controlling shareholders of subsidiaries	應收附屬公司非控股股東款項增加	(1,008)	(116)
Decrease in deferred contract costs	遞延合約成本減少	2,372	7,505
Increase in amounts due from fellow subsidiaries	應收同系附屬公司款項增加	(83,293)	(367,546)
Decrease (increase) in amounts due from related parties	應收關聯方款項減少(增加)	4,726	(670)
Decrease in amounts due from associates	應收聯營公司款項減少	-	6,136
Increase in amounts due from joint ventures	應收合營企業款項增加	-	(5)
Decrease in trade and other payables	貿易及其他應付款項減少	(9,014)	(52,898)
Increase in amounts due to fellow subsidiaries	應付同系附屬公司款項增加	5,737	72,870
Increase in amount due to non-controlling shareholders of subsidiaries	應付附屬公司非控股股東款項增加	-	819
Increase in amounts due to related parties	應付關聯方款項增加	-	2,669
Increase (decrease) in contract liabilities	合約負債增加(減少)	19,763	(30,600)
Cash generated from operations	經營所得的現金	(93,904)	(121,883)
Income taxes paid	已付所得稅	(41,189)	(60,217)
NET CASH FROM OPERATING ACTIVITIES	經營活動所得現金淨額	(135,093)	(182,100)

Condensed Consolidated Statement of Cash Flows

簡明綜合現金流量表

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

		Six months ended 截至以下日期止六個月	
		30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	30.6.2021 二零二一年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核) (Restated) (經重列)
INVESTING ACTIVITIES			
Purchases of property, plant and equipment	投資活動 購買物業、廠房及設備	(2,174)	(5,578)
Repayment of financial liability at FVTPL	償還按公平值計入損益的金融負債	-	(29,050)
Acquisition of subsidiaries (net of cash and cash equivalents acquired)	收購附屬公司(經扣除所得現金及現金等價物)	-	(24,490)
Dividend received from equity investment	自權益工具收取的股息	-	4,000
Repayment from fellow subsidiaries	同系附屬公司還款	357,471	1,556,695
Advance to fellow subsidiaries	墊付同系附屬公司款項	(357,244)	(1,271,692)
Repayment from related parties	關聯方還款	-	2,497
Advance to related parties	墊付關聯方款項	(2,042)	(2,099)
Repayment from an associate	一間聯營公司還款	-	45,110
Advance to joint ventures	墊付合營企業款項	-	(484)
Withdrawal of restricted bank deposits	提取受限制銀行存款	4,622	13,024
Advance to non-controlling shareholders of subsidiaries	墊付附屬公司非控股股東款項	-	(736)
Repayment from non-controlling shareholders of subsidiaries	附屬公司非控股股東還款	2,217	74
Proceeds from disposal of an associate	出售一間聯營公司的所得款項	-	400
Interest received	已收利息	1,034	1,239
NET CASH USED IN INVESTING ACTIVITIES	投資活動所用現金淨額	3,884	288,910
FINANCING ACTIVITIES			
New bank borrowings raised	融資活動 新增銀行借款	-	260,708
Repayment of bank borrowings	還款銀行借款	(182,076)	(237,000)
Repayment of bonds	還款債券	-	(16,300)
Advance from a non-controlling shareholders of subsidiaries	附屬公司一名非控股股東墊款	-	308
Repayment to a non-controlling shareholder of subsidiary	向附屬公司一名非控股股東還款	(1,961)	-
Advance from fellow subsidiaries	同系附屬公司墊款	-	73,203
Repayment to fellow subsidiaries	向同系附屬公司還款	-	(36,949)
Advance from joint ventures	合營企業墊款	-	374
Repayment to joint ventures	向合營企業還款	-	(5,042)
Advance from related parties	關聯方墊款	5,477	1,423
Repayment to related parties	關聯方還款	-	(3,382)
Dividends paid to owners of the Company	支付予本公司擁有人的股息	-	(101,675)
Repayments of leases liabilities	租賃負債還款	(2,230)	(2,930)
Interest on bonds paid	已付債券利息	-	(859)
Interest on lease liabilities paid	已付租賃負債利息	(1,053)	(1,180)
Interest on bank borrowings paid	已付銀行借款利息	(8,831)	(14,960)
NET CASH FROM FINANCING ACTIVITIES	融資活動所得現金淨額	(190,674)	(84,261)
NET INCREASE IN CASH AND CASH EQUIVALENTS	現金及現金等價物增加淨額	(321,883)	22,549
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD	期初現金及現金等價物	1,209,222	1,506,273
Effect of foreign exchange rate changes	匯率變動之影響	22,098	1,828
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD, REPRESENTED BY BANK BALANCES AND CASH	期末之現金及現金等價物，即銀行結餘及現金	909,437	1,530,650

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

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

1. BASIS OF PREPARATION AND BUSINESS COMBINATION

The condensed consolidated financial statements have been prepared in accordance with International Accounting Standard 34 “Interim Financial Reporting” issued by the International Accounting Standards Board (the “IASB”) as well as with the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

Merger accounting for business combination involving entities under common control

Pursuant to the share transfer agreement dated 27 July 2021 entered into between Guangdong Xuanyan and Guangzhou Sanzhai Yumei Technology Co., Ltd (廣州三宅譽美科技有限公司) (“**Guangzhou Sanzhai**”), a subsidiary of China Aoyuan), Guangdong Xuanyan acquired 100% equity interests in Aoying E-Commerce Co., Ltd (奧盈電子商務有限公司) (“**Aoying E-Commerce**”), at a cash consideration of HK\$10,000 (approximately to RMB9,000). Pursuant to the share transfer agreement dated 17 December 2021 entered into between Asia Health and Wellness Industrial Development Institute Limited (“**Asia Health and Wellness**”), an indirect wholly-owned subsidiary of the Company) and Add Hero Holdings Limited (a subsidiary of China Aoyuan), Asia Health and Wellness acquired 70% of the issued share capital in Masterwin Developments Limited (“**Masterwin Developments**”), at a cash consideration of RMB78,714,000 (collectively, the “**Acquisitions**”).

After completion of the Acquisitions, the Group obtained a total of 100% and 70% equity interests in Aoying ECommerce and Masterwin Developments (collectively the “**Acquired Companies**”) respectively.

1. 編製基準及業務合併

簡明綜合財務報表已根據國際會計準則理事會（「國際會計準則理事會」）頒佈的國際會計準則第34號「中期財務報告」及香港聯合交易所有限公司證券上市規則附錄十六之適用披露規定編製。

涉及同一控制下實體之業務合併之合併會計

根據廣東暄妍及廣州三宅譽美科技有限公司（「廣州三宅」，中國奧園之附屬公司）所訂立日期為二零二一年七月二十七日之股份轉讓協議，廣東暄妍收購奧盈電子商務有限公司（「奧盈電子商務」）之100%股權，代價為10,000港元（約人民幣9,000元）。根據亞洲大健康產業研究院有限公司（「亞洲大健康」，本公司之間接附屬公司）及Add Hero Holdings Limited（中國奧園之附屬公司）所訂立日期為二零二一年十二月十七日之股份轉讓協議，亞洲大健康收購萬勇發展有限公司（「萬勇發展」）之70%股權，現金代價為人民幣78,714,000元（統稱為「該等收購事項」）。

於該等收購事項完成後，本集團分別合共獲得奧盈電子商務及萬勇發展（統稱為「所收購公司」）之100%及70%股權。

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

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

1. BASIS OF PREPARATION AND BUSINESS COMBINATION *(Continued)*

Merger accounting for business combination involving entities under common control *(Continued)*

The Group and the Acquired Companies are under common control of China Aoyuan before and after the Acquisitions, and that the control is not transitory. Accordingly, the Group and the Acquired Companies are regarded as continuing entities and the Acquisitions been accounted for as combination of entities under common control by applying merger accounting.

The condensed consolidated statement of profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows of the Group for the six months ended 30 June 2021 has been restated to include the results, changes in equity and cash flows of the Acquired Companies as if the Acquisitions had been completed since the date the respective businesses came under common control. The assets and liabilities of the Acquisitions abovementioned are set out in the condensed consolidated statement of financial position for the year ended 31 December 2021.

The effects of all transactions between the Group and Acquired Companies, whether occurring before and after the Acquisitions, are eliminated in preparing the condensed consolidated financial statements.

1. 編製基準及業務合併 (續)

涉及同一控制下實體之業務合併之合併會計 (續)

於該等收購事項完成前後，本集團及所收購公司由中國奧園共同控制，且該控制權並非暫時性質。因此，本集團及所收購公司被視為持續經營實體及該等收購事項透過應用合併會計處理入賬為受共同控制之實體之合併。

本集團截至二零二一年六月三十日止六個月之簡明綜合損益及其他全面收益表、簡明綜合權益變動表及簡明綜合現金流量表已重列以載入所收購公司之業績、權益變動及現金流量，猶如該等收購事項自各自業務成為共同控制日以來已完成。上述該等收購事項之資產及負債已載入截至二零二一年十二月三十一日止年度簡明綜合財務狀況表中。

本集團與所收購公司之間所有交易（不論於該等收購事項之前及之後發生）之影響均於編製簡明綜合財務報表時予以抵銷。

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

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

1. BASIS OF PREPARATION AND BUSINESS COMBINATION (Continued)

Merger accounting for business combination involving entities under common control (Continued)

The effect of restatements on the condensed consolidated statement of profit or loss and other comprehensive income statement for the six months ended 30 June 2021 by line items is as follows:

1. 編製基準及業務合併 (續)

涉及同一控制下實體之業務合併之合併會計 (續)

重列對截至二零二一年六月三十日止六個月之簡明綜合損益及其他全面收益表之影響按項目劃分如下：

		Six months ended 30.6.2021 截至二零二一年六月三十日止六個月 RMB'000 人民幣千元 (originally stated) (原列)	Business combination of entities under common control 同一控制下實體之業務合併 RMB'000 人民幣千元 (notes) (附註)	Six months ended 30.6.2021 截至二零二一年六月三十日止六個月 RMB'000 人民幣千元 (restated) (經重列)
Revenue	收入	1,003,492	395	1,003,887
Cost of services	服務成本	(656,136)	–	(656,136)
Gross profit	毛利	347,356	395	347,751
Other income, gains and losses	其他收入、收益及虧損	22,150	–	22,150
Impairment losses under ECL, net of reversal	預期信用損失模型下的減值虧損，扣除撥回	(15,644)	–	(15,644)
Gain on disposal of an associate	出售一間聯營公司的收益	400	–	400
Administrative expenses and other expenses	行政開支及其他開支	(92,508)	–	(92,508)
Selling and distribution expenses	銷售及分銷開支	(2,824)	–	(2,824)
Share of results of joint ventures	應佔合營企業業績	(1,833)	–	(1,833)
Share of results of associates	應佔聯營公司業績	98	–	98
Finance costs	財務成本	(16,487)	–	(16,487)
Profit before tax	除稅前溢利	240,708	395	241,103
Income tax expense	所得稅開支	(55,138)	–	(55,138)
Profit for the period	期內溢利	185,570	395	185,965

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

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

1. BASIS OF PREPARATION AND BUSINESS COMBINATION (Continued)

Merger accounting for business combination involving entities under common control (Continued)

1. 編製基準及業務合併 (續)

涉及同一控制下實體之業務合併之合併會計 (續)

		Six months ended 30.6.2021 截至二零二一年六月三十日止六個月 RMB'000 人民幣千元 (originally stated) (原列)	Business combination of entities under common control 同一控制下實體之業務合併 RMB'000 人民幣千元 (notes) (附註)	Six months ended 30.6.2021 截至二零二一年六月三十日止六個月 RMB'000 人民幣千元 (restated) (經重列)
Other comprehensive income/ (expense)	其他全面收入／(開支)			
<i>Items that may be reclassified subsequently to profit or loss:</i>	<i>其後可能重新分類至損益之項目：</i>			
Exchange differences on translating foreign operations	換算海外業務之匯兌差額	-	(776)	(776)
<i>Item that will not be reclassified subsequently to profit or loss:</i>	<i>其後將不會重新分類至損益之項目：</i>			
Fair value gain on equity instrument at FVTOCI	按公平值計入其他全面收入之權益工具之公平值收益	-	10,469	10,469
Other comprehensive income for the period, net of income tax	期內其他全面收入，扣除所得稅	-	9,693	9,693
Total comprehensive income for the period	期內全面收益總額	185,570	10,088	195,658
Profit for the period attributable to:	以下人士應佔期內溢利：			
- Owners of the Company	- 本公司擁有人	177,726	395	178,121
- Non-controlling interests	- 非控股權益	7,844	-	7,844
		185,570	395	185,965
Total comprehensive income attributable to:	以下人士應佔全面收入總額：			
- Owners of the Company	- 本公司擁有人	177,726	7,180	184,906
- Non-controlling interests	- 非控股權益	7,844	2,908	10,752
		185,570	10,088	195,658
Earnings per share (RMB cents)	每股盈利(人民幣分)			
- Basic	- 基本	24.49	0.04	24.53
- Diluted	- 攤薄	24.49	0.04	24.53

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

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

2. PRINCIPAL ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared on the historical cost basis except for investment properties, equity instrument at FVTPL and Equity instrument at FVTOCI, which are measured at fair values as appropriate.

Other than additional accounting policies resulting from application of amendments to International Financial Reporting Standards (“IFRSs”) and application of certain accounting policies which become relevant to the Group, the accounting policies and methods of computation used in the condensed consolidated financial statements for the six months ended 30 June 2022 are the same as those presented the Group’s annual financial statements for the year ended 31 December 2021.

Application of amendments to IFRSs

In the current interim period, the Group has applied the following amendments to IFRSs issued by the IASB, for the first time, which are mandatory effective for annual period beginning on or after 1 January 2022 for the preparation of the Group’s condensed consolidated financial statements:

Amendments to IFRS 3	Reference to the Conceptual Framework
Amendments to IAS 16	Property, Plant and Equipment – Proceeds before Intended Use
Amendments to IAS 37	Onerous Contracts – Cost of Fulfilling a Contract
國際財務報告準則(修訂本)	Annual Improvements to IFRS 2018 -2020

In addition, the Group has early applied the Amendment to IFRS 16 “Covid-19-Related Rent Concessions beyond 30 June 2021”.

The application of all the amendments to IFRSs in the current interim period has had no material impact on the Group’s financial positions and performance for the current and prior periods and/or on the disclosures set out in these condensed consolidated financial statements.

2. 主要會計政策

簡明綜合財務報表已按歷史成本基準編製，惟投資物業、按公平值計入損益的權益工具及按公平值計入其他全面收益之權益工具除外，其乃按公平值計量(倘適當)。

除因應用國際財務報告準則(「國際財務報告準則」)之修訂本產生之額外會計政策及應用成為與本集團有關的若干會計政策外，截至二零二二年六月三十日止六個月之簡明綜合財務報表使用之會計政策及計算方法與呈列本集團截至二零二一年十二月三十一日止年度之年度財務報表者相同。

應用國際財務報告準則之修訂本

於本中期期間，本集團首次應用下列由國際會計準則理事會所頒佈於二零二二年一月一日或之後開始的年度期間強制生效的國際財務報告準則修訂本以編製本集團簡明綜合財務報表：

國際財務報告準則第3號(修訂本)	對概念框架之提述
國際會計準則第16號(修訂本)	物業、廠房及設備：擬定用途前之所得款項
國際會計準則第37號(修訂本)	虧損性合約－履行合約之成本
國際財務報告準則(修訂本)	國際財務報告準則二零一八年至二零二零年的年度改進

此外，本集團已提早應用國際財務報告準則第16號(修訂本)「二零二一年六月三十日之後的二零一九年冠狀病毒病相關租金減免」。

本中期期間應用所有國際財務報告準則的修訂本對本集團於本期間及過往期間的財務狀況及表現及／或該等簡明綜合財務報表所載之披露事項並無造成重大的影響。

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

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

3. REVENUE

Disaggregation of revenue

3. 收入

收入分類

		Six months ended 截至以下日期止六個月	
		30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	30.6.2021 二零二一年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)
Type of services	服務類型		
Property management services segment	物業管理服務分部		
Property management services	物業管理服務	555,263	524,335
Sales assistance services	銷售輔助服務	33,041	126,107
Community value-added services	社區增值服務	114,857	112,659
Heating services	供暖服務	24,724	30,917
Others	其他	3,573	6,878
		731,458	800,896
Commercial operational services segment	商業運營服務分部		
Commercial operation and management services	商業運營及管理服務	106,112	123,022
Market positioning and business tenant sourcing services	市場定位及商戶招攬服務	9,014	33,487
		115,126	156,509
Intelligent engineering services segment	智能化工程服務分部		
Intelligent engineering services	智能化工程服務	–	32,712
Sales of software and hardware services	銷售軟件及硬件服務	–	3,557
		–	36,269
General health and wellness services segment	大健康服務分部		
Healthcare and community elder care services	康養及長者社區服務	–	10,213
Total	總計	846,584	1,003,887

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

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

3. REVENUE (Continued)

Disaggregation of revenue (Continued)

3. 收入 (續)

收入分類 (續)

		Six months ended 截至以下日期止六個月	
		30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	30.6.2021 二零二一年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)
Type of customers	客戶類型		
Property management services segment	物業管理服務分部		
External customers	外部客戶	660,752	595,237
Fellow subsidiaries	同系附屬公司	57,653	162,184
Other related parties	其他關聯方	13,053	43,475
		731,458	800,896
Commercial operational services segment	商業運營服務分部		
External customers	外部客戶	76,268	101,829
Fellow subsidiaries	同系附屬公司	38,701	36,533
Other related parties	其他關聯方	157	18,147
		115,126	156,509
Intelligent engineering services segment	智能化工程服務分部		
External customers	外部客戶	-	36
Fellow subsidiaries	同系附屬公司	-	29,495
Other related parties	其他關聯方	-	6,738
		-	36,269
General health and wellness services segment	大健康服務分部		
External customers	外部客戶	-	1,530
Fellow subsidiaries	同系附屬公司	-	8,674
Other related parties	其他關聯方	-	9
		-	10,213
Total	總計	846,584	1,003,887
Timing of revenue recognition	收入確認時間		
Over time	一段時間內	830,390	966,490
A point in time	某個時間點	16,194	37,397
Total	總計	846,584	1,003,887

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

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

4. SEGMENT INFORMATION

During the current interim period, the Group reorganised its internal reporting structure by reducing two additional operating segments, the intelligent engineering services segment and the general health and wellness services segment.

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

Six months ended 30 June 2022 (unaudited)

Segment revenue	分部收入
Segment results	分部業績
Net exchange gain	匯兌收益淨額
Central administrative costs	總部行政成本
Interest on lease liabilities	租賃負債利息
Interest on bank borrowings	銀行借款利息
Profit before tax	除稅前溢利

4. 分部資料

在本中期期間，本集團重組其內部呈報架構，方式為減少兩個額外經營分部，即智能化工程服務分部及大健康服務分部。

以下為本集團按報告及經營分部劃分的收入及業績分析：

截至二零二二年六月三十日止六個月
(未經審核)

Property management services 物業管理服務 RMB'000 人民幣千元	Commercial operational services 商業運營服務 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
731,458	115,126	846,584
65,270	15,032	80,302
		22,098
		(29,329)
		(1,053)
		(8,831)
		63,187

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

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

4. SEGMENT INFORMATION (Continued)

4. 分部資料 (續)

Six months ended 30 June 2021 (unaudited)

截至二零二一年六月三十日止六個月 (未經審核)

		Property management services	Commercial operational services	Intelligent engineering services 智能化	General health and wellness services	Total
		物業管理服務 RMB'000 人民幣千元	商業運營服務 RMB'000 人民幣千元	工程服務 RMB'000 人民幣千元	大健康服務 RMB'000 人民幣千元	總計 RMB'000 人民幣千元
Segment revenue	分部收入	800,896	156,509	36,269	10,213	1,003,887
Segment results	分部業績	217,915	58,192	27	2,685	278,819
Net exchange gain	匯兌收益淨額					1,828
Change in fair value of equity instrument at FVTPL	按公平值計入損益的權益工具公平值變動					566
Gain on disposal of an associate	出售一間聯營公司的收益					400
Central administrative costs	總部行政成本					(22,288)
Share of results of joint ventures	應佔合營企業業績					(1,833)
Share of results of associates	應佔聯營公司業績					98
Interest on bonds	債券利息					(347)
Interest on lease liabilities	租賃負債利息					(1,180)
Interest on bank borrowings	銀行借款利息					(14,960)
Profit before tax	除稅前溢利					241,103

No assets and liabilities are included in the measures of the Group's segment reporting that are used by the chief operating decision maker. Accordingly, no segment assets and liabilities are presented.

主要營運決策人於計量本集團分部呈報時並無計入資產及負債，因此並無呈列分部資產及負債。

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

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

5. OTHER INCOME, GAINS AND LOSSES

5. 其他收入、收益及虧損

		Six months ended	
		截至以下日期止六個月	
		30.6.2022	30.6.2021
		二零二二年	二零二一年
		六月三十日	六月三十日
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(unaudited)	(unaudited)
		(未經審核)	(未經審核)
Bank interest income	銀行利息收入	1,034	1,239
Net exchange gain	匯兌收益淨額	22,098	1,828
Government grants (Note)	政府補貼(附註)	11,761	11,759
Reversals of impairment losses on deferred contract costs	遞延合約成本減值虧損撥回	3,266	—
Dividend income from equity investment	股本投資之股息收入	—	4,000
Change in fair value of equity instrument at FVTPL	按公平值計入損益的權益工具公平值變動	—	566
Others	其他	454	2,758
		38,613	22,150

Note: During the current interim period, the Group recognised government grants of RMB11,761,000 (six months ended 30 June 2021: RMB11,759,000) in respect of value-added tax credit and heating subsidy.

附註：於本中期期間，本集團就增值稅抵免及供暖補貼確認政府補助人民幣11,761,000元（截至二零二一年六月三十日止六個月：人民幣11,759,000元）。

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

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

6. INCOME TAX EXPENSE

6. 所得稅開支

		Six months ended 截至以下日期止六個月	
		30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	30.6.2021 二零二一年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)
Income tax expense recognised comprises of:	已確認所得稅開支包括：		
Current tax:	即期稅項：		
PRC Enterprise Income Tax ("EIT")	中國企業所得稅 (「企業所得稅」)	33,369	59,767
Deferred tax (note 17)	遞延稅項(附註 17)	33,369 (21,916)	59,767 (4,629)
		11,453	55,138

Under the Law of the PRC on EIT (the "EIT Law") and Implementation Regulation of the EIT Law, the tax rate of the PRC subsidiaries is 25% for both periods.

根據中華人民共和國企業所得稅法(「企業所得稅法」)及企業所得稅法實施條例，中國附屬公司於兩個期間的稅率為25%。

According to the provisions of Caishui [2019] No.13 and Guoshui [2019] No.2, certain subsidiaries of the Group enjoy preferential income tax policies for the small and low profit enterprises for both periods.

根據財稅[2019]13號及國稅[2019]年第2號的規定，本集團若干附屬公司於兩個期間享有小型微利企業的優惠所得稅政策。

Aoyuan Intelligent Life Services (Guangzhou) Group Company Limited and Easy Life Smart Community Services Group Co., Ltd, subsidiaries of the Group, obtained the certificate of "National High-tech Enterprise" in 2020 and 2021, respectively, under which it is entitled to a preferential income tax rate of 15% for the three years from 1 January 2020 to 31 December 2022 and from 1 January 2021 to 31 December 2023, respectively.

本集團附屬公司奧園智慧生活服務(廣州)集團有限公司及樂生活智慧社區服務集團股份有限公司分別於二零二零年及二零二一年獲得「國家高新技術企業」證書，據此，該等公司有權於二零二零年一月一日至二零二二年十二月三十一日及於二零二一年一月一日至二零二三年十二月三十一日止三個年度分別享有優惠所得稅率15%。

No provision for Hong Kong Profits Tax has been made as there was no assessable profit derived from Hong Kong for both periods.

由於兩個期間並無來自香港的應課稅溢利，故並無就香港利得稅作出撥備。

* The English name is for identification purpose only.

* 英文名稱僅供識別。

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簡明綜合財務報表附註

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

7. PROFIT FOR THE PERIOD

7. 期內溢利

		Six months ended	
		截至以下日期止六個月	
		30.6.2022	30.6.2021
		二零二二年	二零二一年
		六月三十日	六月三十日
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(unaudited)	(unaudited)
		(未經審核)	(未經審核)
Profit for the period has been arrived at after charging the following items:	期內溢利經扣除以下各項得出：		
Amortisation of deferred contract costs	攤銷遞延合約成本	2,413	10,182
Depreciation of property, plant and equipment	物業、廠房及設備折舊	4,416	5,022
Depreciation of right-of-use assets	使用權資產折舊	2,668	3,465
Amortisation of intangible assets (included in administrative expenses)	無形資產攤銷 (計入行政開支)	6,557	7,136
Staff costs	員工成本	206,627	232,680

8. DIVIDENDS

8. 股息

The aggregate amount of the final dividend declared and paid in current period is nil (six months ended 30 June 2021: RMB101,675,000).

The directors of the Company do not recommend or declare any payment of an interim dividend for the six months ended 30 June 2022 (six months ended 30 June 2021: nil).

於本期間已宣派並支付的末期股息總額為零(截至二零二一年六月三十日止六個月：人民幣101,675,000元)。

本公司董事不就截至二零二二年六月三十日止六個月建議或宣派支付任何中期股息(截至二零二一年六月三十日止六個月：無)。

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

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

9. EARNINGS PER SHARE

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

Earnings:

Earnings for the purposes of basic and diluted earnings per share, being profit for the period attributable to owners of the Company

盈利：

用於計算每股基本及攤薄盈利的盈利(即本公司擁有人應佔期內溢利)

Six months ended 截至以下日期止六個月	
30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	30.6.2021 二零二一年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)
49,444	178,121

Number of shares:

Weighted average number of ordinary shares for the purpose of basic earnings per share

股份數目：

用於計算每股基本盈利的普通股加權平均數

Six months ended 截至以下日期止六個月	
30.6.2022 二零二二年 六月三十日	30.6.2021 二零二一年 六月三十日
726,250,000	726,250,000

The computation of diluted earnings per share does not assume the exercise of the Company's options because the exercise price of those options was higher than the average market price for shares for both periods.

由於該等購股權之行使價高於股份於兩個期間之平均市價，故計算每股攤薄盈利並無假設行使本公司之購股權。

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簡明綜合財務報表附註

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

10. MOVEMENTS IN PROPERTY, PLANT AND EQUIPMENT

During the current interim period, the Group paid RMB1,158,000 (six months ended 30 June 2021: RMB4,369,000) for acquisition of office equipment, RMB28,000 (six months ended 30 June 2021: RMB101,000) for acquisition of motor vehicles and RMB988,000 (six months ended 30 June 2021: RMB1,108,000) for leasehold improvements.

11. MOVEMENTS IN RIGHT-OF-USE ASSETS

During the current interim period, the Group entered into a new lease agreement for the use of an apartment premise for 2 years. The Group is required to make fixed monthly payments. On lease commencement, the Group recognised right-of-use assets of RMB45,000 (six months ended 30 June 2021: RMB572,000) and lease liabilities of RMB45,000 (six months ended 30 June 2021: RMB572,000).

12. INVESTMENT PROPERTIES

No change in fair value of investment properties has been recognised in profit or loss for the six months ended 30 June 2022.

10. 物業、廠房及設備變動

於本中期期間，本集團就收購辦公設備、車輛及租賃物業裝修分別支付人民幣1,158,000元（截至二零二一年六月三十日止六個月：人民幣4,369,000元）、人民幣28,000元（截至二零二一年六月三十日止六個月：人民幣101,000元）及人民幣988,000元（截至二零二一年六月三十日止六個月：人民幣1,108,000元）。

11. 使用權資產變動

於本中期期間，本集團就使用公寓物業訂立一項新租賃協議，租期為兩年。本集團須每月定期付款。於租賃開始時，本集團確認使用權資產人民幣45,000元（截至二零二一年六月三十日止六個月：人民幣572,000元）及租賃負債人民幣45,000元（截至二零二一年六月三十日止六個月：人民幣572,000元）。

12. 投資物業

於截至二零二二年六月三十日止六個月，概無於損益確認投資物業之公平值變動。

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簡明綜合財務報表附註

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

13. GOODWILL

		30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	31.12.2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (audited) (經審核)
At the beginning of the period/year	於期／年初	151,118	226,118
Addition through acquisition of subsidiaries	透過收購附屬公司添置	-	56,759
Less impairment loss recognised	減已確認減值虧損	-	(131,759)
At the end of the period/year	於期／年末	151,118	151,118

The goodwill represents the excess of the consideration paid over the identifiable assets acquired and liabilities assumed.

During the prior interim period, the Group acquired 100% equity interests in Beijing Boan Property Management Co., Ltd. ("Beijing Boan") and its subsidiaries (collectively referred to as the "Beijing Boan Group"), which are engaged in the provision of property management services in the PRC. Details of the acquisitions of subsidiaries are set out in note 27.

13. 商譽

商譽指已付代價超出已收購可識別資產及所承擔負債的差額。

於上年中期期間，本集團收購北京博安物業服務有限公司（「北京博安」）及其附屬公司（統稱為「北京博安集團」，其於中國從事提供物業管理服務）之100%股權。有關收購附屬公司之詳情載於附註27。

14. INTERESTS IN ASSOCIATES

		30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	31.12.2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (audited) (經審核)
Unlisted cost of investment	非上市投資成本	24,430	24,430
Share of post-acquisition profits	應佔收購後利潤	(24,430)	(24,430)
		-	-

14. 於聯營公司之權益

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

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

14. INTERESTS IN ASSOCIATES (Continued)

Details of each of the Group's associates at the end of the reporting period are as follow:

Name of entity 實體名稱	Place of operation 經營地點	Ownership interest held by the Group 本集團所持有的所有權益		Registered capital 註冊資本		Principal activity 主要活動
		30.6.2022 二零二二年六月三十日	31.12.2021 二零二一年十二月三十一日	30.6.2022 二零二二年六月三十日 RMB'000 人民幣千元	31.12.2021 二零二一年十二月三十一日 RMB'000 人民幣千元	
Shanghai Aohuiyan Health and Technology Company Limited* ("Shanghai Aohuiyan")	PRC	100% (note a)	100% (note a)	250,000	250,000	Provision of health management consulting services and property development
上海奧慧妍健康科技有限公司 ([上海奧慧妍])	中國	100% (附註 a)	100% (附註 a)	250,000	250,000	提供健康管理諮詢服務及物業開發

* The English name is for identification purpose only.

Note:

- (a) The Group holds 100% equity interest in Shanghai Aohuiyan, however, in accordance with the contractual arrangement entered during the six months ended 30 June 2020, the Group is only entitled to share 30% of the associated economic benefits and risk arising from the sole project held by Shanghai Aohuiyan and does not have control over the project. As a result, Shanghai Aohuiyan is deemed to be disposed of and is considered as an associate of the Group.

14. 於聯營公司之權益 (續)

本集團聯營公司於報告期末各自之詳情如下：

附註：

- (a) 本集團持有上海奧慧妍全部股權，然而，根據於截至二零二零年六月三十日止六個月期間訂立的合約安排，本集團僅有權享有上海奧慧妍持有的唯一項目產生的30%相關經濟利益及風險及對該項目並無控制權。因此，上海奧慧妍被視作已出售及被視作為本集團的聯營公司。

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

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

15. EQUITY INSTRUMENT AT FAIR VALUE THROUGH PROFIT OR LOSS

15. 按公平值計入損益的權益工具

		30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	31.12.2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (audited) (經審核)
Unlisted equity instrument	非上市權益工具	70,523	70,523

The unlisted equity investment represents the Group's 5% equity interest in Zhejiang Liantianmei Enterprise Management Co., Ltd ("Liantianmei") established in the PRC.

非上市權益投資指本集團於在中國成立的浙江連天美企業管理有限公司(「連天美」) 5%的股權。

16. EQUITY INSTRUMENT AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

16. 按公平值計入其他全面收益之權益工具

		30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	31.12.2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (audited) (經審核)
Unlisted equity instrument	非上市權益工具	110,809	106,160

The above investment represents the Group's equity interest in an investment holding company which holds certain interests in a private company.

上述投資指本集團於一間投資控股公司(持有一間私人公司之若干權益)之股權。

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簡明綜合財務報表附註

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

17. DEFERRED TAXATION

The followings are the major deferred tax assets (liabilities) recognised and movements thereon during the period:

		Intangible assets	Tax losses	Impairment losses on trade and other receivables	Others	Total
		無形資產 RMB'000 人民幣千元	稅項虧損 RMB'000 人民幣千元	貿易及其他應收款項減值虧損 RMB'000 人民幣千元	其他 RMB'000 人民幣千元	總計 RMB'000 人民幣千元
At 1 January 2021 (audited)	於二零二一年一月一日 (經審核)	(18,823)	518	9,212	(679)	(9,772)
Acquisition of subsidiaries	收購附屬公司	(7,478)	-	-	-	(7,478)
Credit (charge) to profit or loss	計入(扣除自)損益	1,692	292	2,793	(148)	4,629
At 30 June 2021 (unaudited)	於二零二一年六月三十日 (未經審核)	(24,609)	810	12,005	(827)	(12,621)
At 31 December 2021 (audited)	於二零二一年十二月三十一日 (經審核)	(22,983)	518	50,876	(1,176)	27,235
Credit (charge) to profit or loss	計入(扣除自)損益	1,639	1,234	19,041	2	21,916
At 30 June 2022 (unaudited)	於二零二二年六月三十日 (未經審核)	(21,344)	1,752	69,917	(1,174)	49,151

17. 遞延稅項

以下為於期內已確認的主要遞延稅項資產(負債)及其變動:

The following is the analysis of the deferred tax balances for financial reporting purposes:

以下為作財務報告用途的遞延稅項結餘的分析:

		30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	31.12.2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (audited) (經審核)
Deferred tax assets	遞延稅項資產	72,500	52,224
Deferred tax liabilities	遞延稅項負債	23,349	24,989

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簡明綜合財務報表附註

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

18. TRADE AND OTHER RECEIVABLES

18. 貿易及其他應收款項

		NOTES 附註	30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	31.12.2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (audited) (經審核)
Trade receivables	貿易應收款項		616,543	427,262
Less: impairment losses under ECL model, net of reversal	減：預期信用損失模型下的減值虧損，扣除撥回		(98,798)	(70,528)
Total trade receivables	貿易應收款項總額		517,745	356,734
Other receivables:	其他應收款項：			
Deposits	按金	(a)	15,444	16,695
Payments on behalf of residents	代住戶付款	(b)	53,764	49,025
Prepayments	預付款項		14,906	31,187
Others	其他		70,170	46,685
Less: impairment losses under ECL model, net of reversal	減：預期信用損失模型下的減值虧損，扣除撥回		(6,921)	(6,393)
			147,363	137,199
Total trade and other receivables	貿易及其他應收款項總額		665,108	493,933
Analysis for reporting purpose:	作報告目的之分析：			
Non-current assets	非流動資產		2,900	2,900
Current assets	流動資產		662,208	491,033
			665,108	493,933

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簡明綜合財務報表附註

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

18. TRADE AND OTHER RECEIVABLES (Continued)

Notes:

- (a) The balance represents the amount paid to the service providers as deposit.
- (b) The balance represents the amount paid on behalf of residential communities and commercial tenants to the utilities service provider for the service provided.

Property management service income under property management service segment and commercial operation and management service income under commercial operational service segment are generally required to be settled by property owners and property developers within 60 days upon the issuance of demand note.

Generally, the counter-parties of market positioning and business tenant sourcing services under commercial operational service segment are required to make installment payments in accordance with the payment schedule as set out in contracts. However, depending on market conditions and bargaining power of the counter-parties, credit and payment terms may vary in accordance with the contracts.

The following is an aged analysis of trade receivables, presented based on the date of demand note:

0 to 60 days	0至60天
61 to 180 days	61至180天
181 to 365 days	181至365天
1 to 2 years	1至2年
2 to 3 years	2至3年
Over 3 years	超過3年

18. 貿易及其他應收款項(續)

附註：

- (a) 結餘指向服務供應商支付的按金款項。
- (b) 結餘指代住宅社區及商戶向公用事業服務供應商就所提供服務支付的款項。

物業管理服務分部的物業管理服務收入及商業運營服務分部的商業運營及管理服務收入通常於發出繳費單起60天內須由業主及物業開發商結算。

一般而言，商業運營服務分部市場定位及商戶招攬服務的交易對手須根據合約所載付款計劃進行分期付款。然而，視乎市況及交易對手的議價能力，信貸及支付條款或因合約而異。

以下為貿易應收款項的賬齡分析，乃基於繳費單日期呈列：

	30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	31.12.2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (audited) (經審核)
	124,539	100,167
	139,853	94,841
	124,453	84,078
	159,011	99,548
	48,274	26,604
	20,413	22,024
	616,543	427,262

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簡明綜合財務報表附註

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

19. AMOUNTS DUE FROM FELLOW SUBSIDIARIES

19. 應收同系附屬公司款項

		30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	31.12.2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (audited) (經審核)
Trade nature (note)	貿易性質 (附註)	251,384	168,330
Less: Impairment losses under ECL model, net of reversal	減：預期信用損失模型下的減值虧損，扣除撥回	(229,856)	(153,915)
		21,528	14,415

Note: The Group generally grants a credit period of 60 days (31 December 2021: 60 days) for its provision of property management services and commercial operational services to its fellow subsidiaries. The following is an aging analysis of trade amounts due from fellow subsidiaries presented based on date of demand note:

附註：本集團向其同系附屬公司提供物業管理服務及商業運營服務時一般授予60天(二零二一年十二月三十一日：60天)的信貸期。以下為按繳費單日期呈列的應收同系附屬公司貿易款項的賬齡分析：

		30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	31.12.2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (audited) (經審核)
0 to 60 days	0至60天	19,188	72,141
61 to 180 days	61至180天	95,940	96,189
180 to 361 days	180至361天	136,256	-
		251,384	168,330

The amounts are unsecured, interest-free and repayable on demand.

該等款項為無抵押、免息及按要求償還。

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

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

20. AMOUNTS DUE FROM RELATED PARTIES

20. 應收關聯方款項

		NOTES 附註	30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	31.12.2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (audited) (經審核)
Trade nature	貿易性質	(a)	82,798	87,160
Non-trade nature	非貿易性質	(b)	2,942	900
			85,740	88,060
Less: impairment losses under ECL model, net of reversal	減：預期信用損失模型下的減值虧損，扣除撥回		(78,397)	(79,798)
Total	總計		7,343	8,262

Notes:

- (a) The Group generally grants a credit period of 60 days (31 December 2020: 60 days) for its provision of property management services and commercial operational services to its related parties. The following is an aging analysis of trade amounts due from related parties presented based on date of demand note:

附註：

- (a) 本集團通常就提供物業管理服務及商業運營服務向其關聯方授予60天(二零二零年十二月三十一日：60天)的信貸期。以下為按繳費單日期呈列的應收關聯方貿易款項的賬齡分析：

		30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	31.12.2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (audited) (經審核)
0 to 60 days	0至60天	-	12,262
61 to 180 days	61至180天	2,042	24,523
181 to 365 days	181至365天	36,785	36,784
1 to 2 years	1至2年	46,913	13,591
		85,740	87,160

- (b) The related parties are joint ventures and associates of China Aoyuan. The non-trade amounts advance to related parties are unsecured, interest-free and repayable on demand.

- (b) 關聯方為中國奧園的合營企業及聯營公司。向關聯方墊付的非貿易款項為無抵押、免息及按要求償還。

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

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

21. TRADE AND OTHER PAYABLES

21. 貿易及其他應付款項

		NOTES 附註	30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	31.12.2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (audited) (經審核)
Trade payables	貿易應付款項		252,529	239,899
Other payables:	其他應付款項：			
Receipts on behalf of residents	代住戶收款		155,182	131,023
Deposits received	已收按金	(a)	151,077	153,937
Accrued staff costs	應計員工成本		32,218	64,676
Accrued contribution to social insurance and housing provident funds	應計社會保險及住房公積金供款		12,520	12,750
Other tax payables	其他應付稅項		29,934	9,417
Accrued expenses	應計開支		15,949	36,429
Other payables	其他應付款項		71,440	81,732
Total other payables	其他應付款項總額		468,320	489,964
Total trade and other payables	貿易及其他應付款項總額		720,849	729,863

Notes:

(a) The balances mainly represent utility deposits received from the community residents and commercial tenants.

附註：

(a) 結餘主要指自社區住戶及商戶收取的公用事業按金。

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

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

21. TRADE AND OTHER PAYABLES (Continued)

The credit period granted by suppliers to the Group ranges from 30 days to 90 days during the period. The following is an aged analysis of trade payables presented based on the invoice date at the end of each reporting period:

0 – 60 days	0至60天
61 – 180 days	61至180天
181 – 365 days	181至365天
1 – 2 years	1至2年
2 – 3 years	2至3年
Over 3 years	超過3年

21. 貿易及其他應付款項(續)

於期內，供應商授予本集團的信貸期介乎30天至90天。以下為於各報告期末基於發票日期呈列的貿易應付款項的賬齡分析：

30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	31.12.2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (audited) (經審核)
96,383	114,438
51,794	46,647
28,163	24,981
71,189	43,234
3,897	9,765
1,103	834
252,529	239,899

22. AMOUNTS DUE TO FELLOW SUBSIDIARIES

The amounts advanced from fellow subsidiaries are non-trade nature, which are unsecured, interest-free and repayable on demand.

22. 應付同系附屬公司款項

同系附屬公司墊款屬非貿易性質，為無抵押、免息及按要求償還。

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

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

23. AMOUNTS DUE TO RELATED PARTIES

The related parties are joint ventures and associates of China Aoyuan. The amounts advanced from related parties are unsecured, interest-free and repayable on demand.

23. 應付關聯方款項

關聯方為中國奧園之合營企業及聯營公司。關聯方墊款屬為無抵押、免息及按要求償還。

		30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	31.12.2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (audited) (經審核)
Trade nature	貿易性質	364	—
Non-trade nature	非貿易性質	5,477	—
Total	總計	5,841	—

24. BANK BORROWINGS

The bank borrowings are denominated in RMB, carrying fixed interest rate range from 4.75% to 5.50% (31 December 2021: ranging from 4.35% to 6.15%) per annum and repayable in six years. As at 30 June 2022, RMB152,488,000 of the bank borrowings was pledged by the equity interest in certain subsidiaries of the Group. All bank borrowings were guaranteed by certain subsidiaries of the Group or certain subsidiaries of China Aoyuan.

24. 銀行借款

銀行借款以人民幣計值，按固定年利率介乎4.75%至5.50%（二零二一年十二月三十一日：介乎4.35%至6.15%）計息及須於六年內償還。於二零二二年六月三十日，銀行借款人民幣152,488,000元以本集團若干附屬公司之股權質押。所有銀行借款均由本集團之若干附屬公司或中國奧園之若干附屬公司擔保。

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簡明綜合財務報表附註

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

25. SHARE CAPITAL

25. 股本

		Number of shares 股份數目	Share capital 股本 HK\$'000 千港元
Ordinary shares of HK\$0.01 each	每股0.01港元之普通股		
Authorised:	法定股本：		
At 30 June 2021, 1 January 2022 and 30 June 2022	於二零二一年六月三十日、 二零二二年一月一日及 二零二二年六月三十日	10,000,000,000	100,000
Issued and fully paid:	已發行及繳足：		
At 30 June 2021, 1 January 2022 and 30 June 2022	於二零二一年六月三十日、 二零二二年一月一日及 二零二二年六月三十日	726,250,000	7,263
		30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	31.12.2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (audited) (經審核)
Shown in the condensed consolidated statement of financial position	於簡明綜合財務狀況表 列示	6,207	6,207

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簡明綜合財務報表附註

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

26. SHARE-BASED PAYMENTS

Equity-settled share option scheme

The Company's share option scheme (the "Scheme"), was adopted pursuant to a resolution passed on 28 May 2019 (the "Adoption Date") for the primary purpose of providing incentives to selected eligible persons for their contribution to the Group. Unless otherwise cancelled or amended, the Scheme will remain in force for 10 years from the Adoption Date.

In the prior interim period, share options were granted on 30 March 2021. Details of specific categories of options are as follows:

Option type	Number of share options granted	Date of grant	Vesting period	Exercise period	Exercise price	Fair value of option at date of grant
購股權類別	授出購股權數目	授出日期	歸屬期	行使期	行使價	購股權於授出日期之公平值
					HK\$ 港元	HK\$ 港元
2021A	1,200,000	30 March 2021	30 March 2021 to 31 December 2021	1 January 2022 to 31 December 2023	5.588	1.68
二零二一年A	1,200,000	二零二一年 三月三十日	二零二一年三月 三十日至二零二一年 十二月三十一日	二零二二年一月一日至 二零二三年十二月 三十一日	5.588	1.68
2021B	900,000	30 March 2021	30 March 2021 to 31 December 2022	1 January 2023 to 31 December 2024	5.588	1.86
二零二一年B	900,000	二零二一年 三月三十日	二零二一年三月 三十日至二零二二年 十二月三十一日	二零二三年一月一日至 二零二四年十二月 三十一日	5.588	1.86
2021C	900,000	30 March 2021	30 March 2021 to 31 December 2023	1 January 2024 to 31 December 2025	5.588	1.97
二零二一年C	900,000	二零二一年 三月三十日	二零二一年三月 三十日至二零二三年 十二月三十一日	二零二四年一月一日至 二零二五年十二月 三十一日	5.588	1.97

26. 以股份為基礎之付款

股本結算購股權計劃

本公司設有一項購股權計劃(「該計劃」)，該計劃根據於二零一九年五月二十八日(「採納日期」)通過的決議案採納，主要目的為向為本集團作出貢獻的經選定合資格人士提供獎勵。除非另行註銷或修訂，否則該計劃自採納日期起計10年有效。

於上年中期期間，購股權已於二零二一年三月三十日授出。購股權之特定類別詳情載列如下：

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簡明綜合財務報表附註

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

26. SHARE-BASED PAYMENTS (Continued)

Equity-settled share option scheme (Continued)

For the year ended 31 December 2020, share options were granted on 29 June 2020. Details of specific categories of options are as follows:

Option type	Number of share options granted	Date of grant	Vesting period	Exercise period	Exercise price	Fair value of option at date of grant
購股權類別	授出購股權數目	授出日期	歸屬期	行使期	行使價 HK\$ 港元	購股權於授出日期之公平值 HK\$ 港元
2020A	3,600,000	29 June 2020	29 June 2020 to 31 December 2020	1 January 2021 to 31 December 2022	8.310	2.18
二零二零年A	3,600,000	二零二零年六月二十九日	二零二零年六月二十九日至二零二零年十二月三十一日	二零二一年一月一日至二零二二年十二月三十一日	8.310	2.18
2020B	2,700,000	29 June 2020	29 June 2020 to 31 December 2021	1 January 2022 to 31 December 2023	8.310	2.41
二零二零年B	2,700,000	二零二零年六月二十九日	二零二零年六月二十九日至二零二一年十二月三十一日	二零二二年一月一日至二零二三年十二月三十一日	8.310	2.41
2020C	2,700,000	29 June 2020	29 June 2020 to 31 December 2022	1 January 2023 to 31 December 2024	8.310	2.77
二零二零年C	2,700,000	二零二零年六月二十九日	二零二零年六月二十九日至二零二二年十二月三十一日	二零二三年一月一日至二零二四年十二月三十一日	8.310	2.77

26. 以股份為基礎之付款 (續)

股本結算購股權計劃 (續)

於截至二零二零年十二月三十一日止年度，購股權已於二零二零年六月二十九日授出。購股權之特定類別詳情載列如下：

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

26. SHARE-BASED PAYMENTS (Continued)

Equity-settled share option scheme (Continued)

At 30 June 2022, the number of shares in respect of which options had been granted and remained outstanding under the Scheme was 9,000,000 (31 December 2021: 9,000,000).

The following assumptions were used to calculate the fair values of share options:

		2021A	2021B	2021C	2020A	2020B	2020C
		二零二一年A	二零二一年B	二零二一年C	二零二零年A	二零二零年B	二零二零年C
Grant date share price	授出日期	HK\$5.50	HK\$5.50	HK\$5.50	HK\$7.78	HK\$7.78	HK\$7.78
	股份價格	5.50 港元	5.50 港元	5.50 港元	7.78 港元	7.78 港元	7.78 港元
Exercise price	行使價	HK\$5.588	HK\$5.588	HK\$5.588	HK\$8.31	HK\$8.31	HK\$8.31
		5.588 港元	5.588 港元	5.588 港元	8.31 港元	8.31 港元	8.31 港元
Expected life	預期年期	2.75 years	3.75 years	4.75 years	2.5 years	3.5 years	4.5 years
		2.75 年	3.75 年	4.75 年	2.5 年	3.5 年	4.5 年
Expected volatility	預期波幅	55.67%	53.23%	50.95%	54.63%	50.97%	52.11%
Expected dividend yield	預期股息率	2.37%	2.37%	2.37%	1.54%	1.54%	1.54%
Risk-free interest rate	無風險利率	0.29%	0.51%	0.73%	0.23%	0.22%	0.24%

The Binomial model has been used to estimate the fair value of the options. The variables and assumptions used in computing the fair value of the share options are based on the external qualified valuers' best estimate. Changes in variables and assumptions may result in changes in the fair value of the options.

An amount of RMB1,570,000 (six months ended 30 June 2021: RMB3,119,000) of share-based payment expenses has been recognised during the six months ended 30 June 2022 with corresponding increase in share option reserve.

26. 以股份為基礎之付款(續)

股本結算購股權計劃(續)

於二零二二年六月三十日，根據該計劃已授出及仍尚未行使之購股權所涉及之股份數目為9,000,000股(二零二一年十二月三十一日：9,000,000股)。

以下假設乃用於計算購股權的公平值：

購股權的公平值乃使用二項式模式估計。計算購股權公平值所使用的變量及假設乃基於外部合資格估值師的最佳估計作出。變量及假設的變動可能導致購股權的公平值出現變動。

因購股權儲備相應增加，於截至二零二二年六月三十日止六個月已確認以股份為基礎之付款開支人民幣1,570,000元(截至二零二一年六月三十日止六個月：人民幣3,119,000元)。

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

27. ACQUISITIONS OF SUBSIDIARIES

For the six months ended 30 June 2021

Neither the Company nor any of its subsidiaries has purchased any of the Company's shares during the six months ended 30 June 2022.

During the six months ended 30 June 2021, the Group acquired 100% equity interests in Beijing Boan Group at a total consideration of RMB87,000,000. The transaction has been accounted for as business combination using acquisition accounting. Beijing Boan is engaged in the provision of property management services. The Directors are of the view that the acquisition will enable the Group to (a) further expand its business scale, management portfolio and geographical coverage; and (b) further enhance its market influence and competitiveness in the PRC, both of which are in line with the Group's business strategies.

27. 收購附屬公司

截至二零二一年六月三十日止六個月

於截至二零二二年六月三十日止六個月，本公司及其任何附屬公司概無收購本公司任何股份。

於截至二零二一年六月三十日止六個月，本集團收購北京博安集團之100%股權，總代價為人民幣87,000,000元。該交易使用收購會計法入賬列作業務合併。北京博安從事提供物業管理服務。董事認為，該收購將令本集團可(a)進一步擴大其業務規模、管理組合及地域覆蓋範圍；及(b)進一步增強其於中國的市場影響力及競爭力，兩者均與本集團之業務戰略一致。

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簡明綜合財務報表附註

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

27. ACQUISITIONS OF SUBSIDIARIES (Continued)

27. 收購附屬公司(續)

For the six months ended 30 June 2021 (Continued)

截至二零二一年六月三十日止六個月(續)

Fair value of assets acquired and liabilities recognised at the date of acquisition were as follows:

於收購日期已收購資產及已確認負債之公平值如下：

		RMB'000 人民幣千元
Property, plant and equipment	物業、廠房及設備	2,931
Intangible assets	無形資產	30,281
Trade and other receivables	貿易及其他應收款項	54,647
Inventories	存貨	30
Bank balances and cash	銀行結餘及現金	32,910
Trade and other payables	貿易及其他應付款項	(71,099)
Tax payable	應付稅項	(10,137)
Deferred tax liabilities	遞延稅項負債	(7,478)
Contract liabilities	合約負債	(1,843)
		<hr/> 30,242
Cash consideration paid in the current period	本期間已付現金代價	57,400
Consideration payable within one year included in other payables	一年內到期的應付代價(計入其他應付款項)	29,600
Less: recognised amounts of net assets acquired	減：所收購淨資產已確認金額	(30,242)
		<hr/> 56,758

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簡明綜合財務報表附註

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

27. ACQUISITIONS OF SUBSIDIARIES (Continued)

For the six months ended 30 June 2021 (Continued)

None of the goodwill arising on this acquisition is expected to be deductible for tax purposes.

Goodwill arose in the acquisition of the Beijing Boan Group because the acquisition included the assembled workforce of the Beijing Boan Group, some potential contracts which do not meet the criteria for identifiable intangible assets as at the date of acquisition. These benefits were not recognised separately from goodwill because they did not meet the recognition criteria for identifiable intangible assets.

27. 收購附屬公司 (續)

截至二零二一年六月三十日止六個月 (續)

概無是項收購產生的商譽預期可用於扣稅。

由於收購包括整合北京博安集團的人力資源及多項潛在合約(其於收購日期不符合可識別無形資產的確認標準)，故收購北京博安集團產生商譽。該等利益不與商譽分開確認，因為該等利益不符合可識別無形資產的確認標準。

		RMB'000 人民幣千元
Net cash outflow arising on acquisition:	收購產生的現金流出淨額：	
Consideration paid in cash	以現金支付的代價	(57,400)
Bank balances and cash acquired	所購入銀行結餘及現金	32,910
		(24,490)

Included in the profit for the six months ended 30 June 2021 was a profit of RMB11,326,000 attributable to the additional business generated by the Beijing Boan Group. Revenue for the six months ended 30 June 2021 includes RMB42,889,000 generated from the Beijing Boan Group.

截至二零二一年六月三十日止六個月之溢利包括北京博安集團所產生額外業務應佔溢利人民幣11,326,000元。截至二零二一年六月三十日止六個月之收入包括北京博安集團產生的人民幣42,889,000元。

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

28. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS

Fair value measurements and valuation processes

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

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

28. 金融工具的公平值計量

公平值計量及估值程序

本集團部分金融資產及金融負債以報告期末的公平值計量。下表列出有關該等金融資產及金融負債的公平值如何釐定的資料（重點在於當中所用的估值技術及輸入數據），以及按公平值計量中的輸入數據可以觀測得出的程度，將公平值計量分類至公平值架構中的級別（第一至第三級別）。

- 第一級公平值計量為相同資產或負債的活躍市場報價（未經調整）；
- 第二級公平值計量為從第一級別所包括的報價以外，直接（如價格）或間接（從價格計算得出）就相關資產或負債可觀察的輸入數據計算得出者；及
- 第三級公平值計量為透過估值技術計算得出者，該技術包括有關資產及負債並非基於可觀察市場數據（不可觀察輸入數據）計算的輸入數據。

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28. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (Continued)

28. 金融工具的公平值計量(續)

	Fair value as at		Fair value hierarchy	Valuation techniques and key inputs
	於以下日期的公平值	於以下日期的公平值		
	30.06.2022	31.12.2021		
	二零二二年	二零二一年		
	六月三十日	十二月三十一日	公平值層級	估值技術及主要輸入數據
	RMB'000	RMB'000		
	人民幣千元	人民幣千元		
Financial asset at FVTPL	(unaudited)	(audited)		
按公平值計入損益的金融資產	(未經審核)	(經審核)		
Equity instrument at FVTPL	70,523	70,523	Level 3	Discounted cash flow. Future cash flows are estimated based on average spending of customer, number of customers with expected return and discounted at a rate that reflects the internal rate of return of the underlying investments.
按公平值計入損益的權益工具			第三級	折現現金流。未來現金流根據客戶的平均支出、具有預期回報的客戶數量估計並以反映相關投資內部回報率的利率折現。
Equity instrument at FVTOCI	110,809	106,160	Level 2	Market comparable approach. Fair value is measured with reference to the share issuance price of recent transaction.
按公平值計入其他全面收益的權益工具			第二級	市場比較法。公平值計算是參考最近的交易股份發行價格。

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

29. RELATED PARTY DISCLOSURES

(a) Related party transactions

During the period, the Group entered into the following significant transactions with related parties as follows:

29. 關聯方披露

(a) 關聯方交易

於期內，本集團訂立以下重大關聯方交易：

		Six months ended 截至以下日期止六個月	
		30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	30.6.2021 二零二一年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核) (restated) (經重列)
Revenue from property management services	物業管理服務收入		
Fellow subsidiaries	同系附屬公司	57,653	162,184
Related parties (Note i)	關聯方(附註i)	13,053	43,475
Total	總計	70,706	205,659
Revenue from commercial operational services	商業運營服務收入		
Fellow subsidiaries	同系附屬公司	38,701	36,533
Related parties (Note i)	關聯方(附註i)	157	9,621
An associate	一間聯營公司	-	8,526
Total	總計	38,858	54,680
Revenue from intelligent engineering services	智能化工程服務收入		
Fellow subsidiaries	同系附屬公司	-	29,495
Related parties (Note i)	關聯方(附註i)	-	6,738
Total	總計	-	36,233

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簡明綜合財務報表附註

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

29. RELATED PARTY DISCLOSURES (Continued)

29. 關聯方披露(續)

(a) Related party transactions (Continued)

(a) 關聯方交易(續)

		Six months ended 截至以下日期止六個月	
		30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	30.6.2021 二零二一年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核) (restated) (經重列)
Revenue from general health and wellness services			
	大健康服務收入		
Fellow subsidiaries	同系附屬公司	-	8,674
Related parties (note i)	關聯方(附註i)	-	9
Total	總計	-	8,683
Purchasing of commercial goods and services			
	購買商業貨品及服務		
Fellow subsidiaries	同系附屬公司	-	1,926
Related parties (note i)	關聯方(附註i)	-	92
Total	總計	-	2,018
Expenses relating to short-term leases/lease expenses			
	有關短期租約的開支/ 租賃開支		
Fellow subsidiaries	同系附屬公司	2,522	3,261
Non-trade fund transfer during the year			
	年內非貿易資金轉撥		
Repayment from fellow subsidiaries	來自同系附屬公司還款	357,471	1,629,898
Advance to fellow subsidiaries	墊付予同系附屬公司之款項	(357,244)	(1,308,641)

Note:

- (i) The related parties are joint ventures and associates of China Aoyuan.

附註:

- (i) 關聯方為中國奧園的合營企業及聯營公司。

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29. RELATED PARTY DISCLOSURES (Continued)

(a) Related party transactions (Continued)

The Group is licensed by China Aoyuan to use the trademark of "Aoyuan" for a nominal consideration of RMB1 for the period commencing from the date of the trademark license agreement to 31 December 2020, which shall be automatically renewed for a further three years perpetually unless the agreement is terminated conditionally.

As at 30 June 2022, bank borrowings amounting to RMB152,488,000 was guaranteed by certain subsidiaries of China Aoyuan (31 December 2021: RMB384,564,000).

(b) Right-of-use assets and lease liabilities with fellow subsidiaries

29. 關聯方披露 (續)

(a) 關聯方交易 (續)

本集團按名義代價人民幣1元獲中國奧園許可使用「奧園」商標，有效期為自商標許可協議日期起至二零二零年十二月三十一日，除非協議經有條件終止，否則自動續期三年。

於二零二二年六月三十日，銀行借款人民幣152,488,000元由中國奧園之若干附屬公司擔保（二零二一年十二月三十一日：人民幣384,564,000元）。

(b) 與同系附屬公司的使用權資產及租賃負債

		30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	31.12.2021 二零二一年 十二月三十一日 RMB'000 人民幣千元 (audited) (經審核)
Right-of-use assets	使用權資產	22,961	24,432
Lease liabilities	租賃負債	1,114	2,254

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29. RELATED PARTY DISCLOSURES (Continued)

(c) Compensation of key management personnel

The remuneration of key management personnel during the period is as follows:

		Six months ended 截至以下日期止六個月	
		30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	30.6.2021 二零二一年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)
Salaries and other benefits	薪金及其他福利	4,690	3,649
Share-based payment	以股份為基礎之付款	1,570	3,119
		6,260	6,768

The remuneration of key management personnel is determined by reference to the performance of individuals and market trend.

29. 關聯方披露 (續)

(c) 主要管理人員薪酬

主要管理人員於期內的薪酬如下：

		Six months ended 截至以下日期止六個月	
		30.6.2022 二零二二年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)	30.6.2021 二零二一年 六月三十日 RMB'000 人民幣千元 (unaudited) (未經審核)
Salaries and other benefits	薪金及其他福利	4,690	3,649
Share-based payment	以股份為基礎之付款	1,570	3,119
		6,260	6,768

主要管理人員的薪酬乃參照個人表現及市場趨勢釐定。

奧園健康生活集團有限公司

AOYUAN HEALTHY LIFE GROUP COMPANY LIMITED

