



中駿商管智慧服務控股有限公司 SCE Intelligent Commercial Management Holdings Limited

(Incorporated in the Cayman Islands with limited liability) (於開曼群島註冊成立的有限公司)
Stock Code 股份代號: 606

2023

Interim Report
中期報告





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Corporate Profile

企業簡介

SCE Intelligent Commercial Management Holdings Limited (“SCE CM” or the “Company”), together with its subsidiaries, (collectively, the “Group”) have been principally engaging in the provision of property management services since 2003 and its shares were listed on the Main Board of The Stock Exchange of Hong Kong Limited (“Stock Exchange”) in July 2021 (Stock code: 606). The Company is a subsidiary of China SCE Group Holdings Limited (“China SCE Holdings”, together with its subsidiaries but excluding the Group, the “China SCE Group”) (Stock Code: 1966). The Group’s principal activities comprise two major segments, namely commercial property management and operational services and residential property management services. The Company is headquartered in Shanghai for its business operations and its services cover the West Taiwan Strait Economic Zone, the Yangtze River Delta Economic Zone, the Bohai Rim Economic Zone, the Guangdong-Hong Kong-Macao Greater Bay Area and the Central Western Region.

The Group had a large contracted property management portfolio encompassing 62 cities across 19 provinces, municipalities and autonomous regions in the People’s Republic of China (the “PRC”) as at 30 June 2023, including Anhui, Beijing, Chongqing, Fujian, Guangdong, Hebei, Henan, Hunan, Jiangsu, Jiangxi, Liaoning, Shandong, Shanxi, Shaanxi, Shanghai, Tianjin, Yunnan and Zhejiang. The Group’s commercial property management services segment and residential property management services segment were awarded the “2022 Commercial Real Estate Influential Enterprise” and “2023 Top 100 Property Management Companies in China” by Van Sound Club and China Index Academy, respectively.

As at 30 June 2023, the Group had 261 and 177 contracted projects and projects under management (including both commercial and residential), respectively, with a total contracted gross floor area (“GFA”) of approximately 48.0 million square meters (“sq.m.”) and a total GFA under management of approximately 27.7 million sq.m. In the future, SCE CM will continue to move forward, further highlighting its chain strength and branding effect, and strive to become the leading property management services provider in the PRC.

中駿商管智慧服務控股有限公司(簡稱「中駿商管」或「本公司」, 連同其附屬公司統稱「本集團」)成立於二零零三年, 主要從事物業管理服務, 其股份於二零二一年七月在香港聯合交易所有限公司(「聯交所」)主板上市(股份代號: 606)。本公司為中駿集團控股有限公司(簡稱「中駿控股」, 連同其附屬公司但不包括本集團, 統稱為「中駿集團」)(股份代號: 1966)的附屬公司。本集團主要業務包括商業物業管理及運營服務和住宅物業管理服務兩大板塊。本公司運營總部設於上海, 服務範圍遍佈海峽西岸經濟圈、長三角經濟圈、環渤海經濟圈、粵港澳大灣區及中西部地區。

於二零二三年六月三十日, 本集團在中華人民共和國(「中國」)19個省、直轄市及自治區的62個城市擁有龐大的已簽約物業管理組合, 當中包括安徽、北京、重慶、福建、廣東、河北、河南、湖南、江蘇、江西、遼寧、山東、山西、陝西、上海、天津、雲南及浙江。本集團的商業物業管理服務分部及住宅物業管理服務分部分別榮獲萬商俱樂部及中國指數研究院頒發「2022年度商業不動產影響力企業」及「2023中國物業服務百強企業」。

於二零二三年六月三十日, 本集團分別擁有261個及177個簽約及在管項目(包括商業及住宅), 總簽約建築面積約為4,800萬平方米及總在管建築面積約為2,770萬平方米。未來, 中駿商管將繼續奮力疾行, 進一步突顯其連鎖化優勢和品牌效應, 並力爭成為中國領先的物業管理服務提供商。

Corporate Information

企業資料

BOARD OF DIRECTORS

Executive Directors

Mr. Wong Lun (*Chairman*)
Mr. Niu Wei
Mr. Sun Qiang
Mr. Zheng Quanlou
Ms. Ku Weihong

Non-executive Director

Mr. Huang Youquan

Independent Non-executive Directors

Dr. Ding Zuyu
Mr. Wang Yongping
Mr. Pang Hon Chung

COMPANY SECRETARY

Mr. Kwan Kwong Cho

AUTHORISED REPRESENTATIVES

Mr. Wong Lun
Mr. Niu Wei

AUDIT COMMITTEE

Mr. Pang Hon Chung (*Chairman*)
Mr. Huang Youquan
Mr. Wang Yongping

REMUNERATION COMMITTEE

Mr. Pang Hon Chung (*Chairman*)
Mr. Sun Qiang
Dr. Ding Zuyu

董事會

執行董事

黃倫先生(*主席*)
牛偉先生
孫強先生
鄭全樓先生
庫衛紅女士

非執行董事

黃攸權先生

獨立非執行董事

丁祖昱博士
王永平先生
彭漢忠先生

公司秘書

關光祖先生

授權代表

黃倫先生
牛偉先生

審核委員會

彭漢忠先生(*主席*)
黃攸權先生
王永平先生

薪酬委員會

彭漢忠先生(*主席*)
孫強先生
丁祖昱博士

CORPORATE INFORMATION

企業資料

NOMINATION COMMITTEE

Mr. Wong Lun (*Chairman*)
Dr. Ding Zuyu
Mr. Wang Yongping

AUDITOR

Ernst & Young
Certified Public Accountants
Registered Public Interest Entity Auditor

LEGAL ADVISER AS TO HONG KONG LAWS

Chiu & Partners

REGISTERED OFFICE

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

PRINCIPAL PLACE OF BUSINESS AND HEAD OFFICE IN THE PRC

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Hongqiao Business District, Shanghai
The PRC

PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Room 2801, Hysan Place
500 Hennessy Road
Causeway Bay
Hong Kong

提名委員會

黃倫先生(主席)
丁祖昱博士
王永平先生

核數師

安永會計師事務所
執業會計師
註冊公眾利益實體核數師

香港法律顧問

趙不渝馬國強律師事務所

註冊辦事處

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Hutchins Drive
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Grand Cayman, KY1-1111
Cayman Islands

中國總部及主要營業地點

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中駿集團大廈5樓

香港主要營業地點

香港銅鑼灣軒尼詩道500號
希慎廣場2801室

CORPORATE INFORMATION

企業資料

CAYMAN ISLANDS PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

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

HONG KONG SHARE REGISTRAR

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

PRINCIPAL BANKERS

Ping An Bank Co., Ltd.
China Construction Bank Corporation
Bank of China Limited
Industrial and Commercial Bank of China Limited

INVESTOR RELATIONS

Email: ir_cm@sce-icm.com

STOCK CODE

The Stock Exchange of Hong Kong Limited: 606

COMPANY WEBSITE

www.sce-icm.com

開曼群島主要證券登記及過戶登記處

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

香港證券登記處

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

主要往來銀行

平安銀行股份有限公司
中國建設銀行股份有限公司
中國銀行股份有限公司
中國工商銀行股份有限公司

投資者關係

電郵: ir_cm@sce-icm.com

股份代號

香港聯合交易所有限公司: 606

公司網站

www.sce-icm.com

Management Discussion and Analysis

管理層討論及分析

OVERVIEW

The Group is a service provider focusing on commercial property management services with operations in the West Taiwan Strait Economic Zone, the Yangtze River Delta Economic Zone, the Bohai Rim Economic Zone, the Guangdong-Hong Kong-Macao Greater Bay Area and the Central Western Region. As at 30 June 2023, there were 39 contracted commercial properties (including shopping malls and offices) with a total contracted GFA of approximately 5.0 million sq.m. and 18 commercial properties under management with a total GFA under management of approximately 1.9 million sq.m..

The Group also provides property management services to residential properties. As at 30 June 2023, there were 222 contracted residential projects with a total contracted GFA of approximately 43.1 million sq.m. and 159 residential projects under management with a total GFA under management of approximately 25.9 million sq.m..

BUSINESS REVIEW

During the six months ended 30 June 2023 (the "Period"), the Group conducted business activities in the following major business segments, namely (i) commercial property management and operational services; and (ii) residential property management services.

During the Period, the Group's revenue by business segment is as follows:

概覽

本集團為一家以商業物業管理服務為主導的服務提供商，業務遍佈海峽西岸經濟圈、長三角經濟圈、環渤海經濟圈、粵港澳大灣區及中西部地區。於二零二三年六月三十日，總簽約商業物業(包括購物中心及寫字樓)為39個，總簽約建築面積約為500萬平方米；在管商業物業為18個，總在管建築面積約為190萬平方米。

本集團亦向住宅物業提供物業管理服務。於二零二三年六月三十日，總簽約住宅項目為222個，總簽約建築面積約為4,310萬平方米；在管住宅項目為159個，總在管建築面積約為2,590萬平方米。

業務回顧

截至二零二三年六月三十日止六個月期間(「期內」)，本集團於下列主要業務分部，即(i)商業物業管理及運營服務；及(ii)住宅物業管理服務進行業務活動。

期內，本集團按業務分部劃分的收入如下：

		Six months ended 30 June	
		截至六月三十日止六個月	
		2023	2022
		二零二三年	二零二二年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
Commercial property management and operational services	商業物業管理及運營服務	199,948	203,151
Residential property management services	住宅物業管理服務	420,317	401,472
Total	總計	620,265	604,623

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Commercial property management and operational services

During the Period, the Group's commercial property management and operational services segment recorded total revenue of approximately RMB199.9 million, representing a year-on-year slight decrease of approximately 1.6%; GFA under management of approximately 1.9 million sq.m., representing a year-on-year increase of approximately 20.1%; the number of projects under management of 18 projects, representing a year-on-year increase of 2 projects; and contracted GFA of approximately 5.0 million sq.m., representing a year-on-year decrease of approximately 18.1%.

During the Period, the contracted GFA, GFA under management and revenue under the Group's commercial property management and operational services segment by geographical area are as follows:

商業物業管理及運營服務

期內，本集團商業物業管理及運營服務分部實現總收入約為人民幣1.999億元，同比輕微減少約1.6%；在管建築面積約190萬平方米，同比增長約20.1%；在管項目18個，同比增加2個；簽約建築面積約500萬平方米，同比減少約18.1%。

期內，本集團按地區劃分的商業物業管理及運營服務分部的簽約建築面積、在管建築面積及收入明細如下：

		Six months ended 30 June 截至六月三十日止六個月					
		2023 二零二三年			2022 二零二二年		
		Contracted GFA 簽約 建築面積	GFA under Management 在管 建築面積	Revenue 收入	Contracted GFA 簽約 建築面積	GFA under Management 在管 建築面積	Revenue 收入
		sq.m. 平方米	sq.m. 平方米	RMB 人民幣元	sq.m. 平方米	sq.m. 平方米	RMB 人民幣元
		(in thousands) (以千計)			(in thousands) (以千計)		
Yangtze River Delta Economic Zone	長三角經濟圈	2,097	698	71,377	3,179	698	94,807
West Taiwan Strait Economic Zone	海峽西岸經濟圈	879	571	68,169	891	583	65,846
Bohai Rim Economic Zone	環渤海經濟圈	739	379	43,649	739	54	21,626
Guangdong-Hong Kong-Macao Greater Bay Area	粵港澳大灣區	611	111	6,883	611	111	10,289
Central Western Region	中西部地區	624	112	9,870	624	112	10,583
Total	總計	4,950	1,871	199,948	6,044	1,558	203,151

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Certain information of the Group's commercial properties under management as at 30 June 2023 and 2022 was set out below:

於二零二三年及二零二二年六月三十日，本集團在管商業物業若干資料載列如下：

Project 項目	Opening Date 開業日期	Property Type 物業類型	Location 位置	Geographic Region 地區	Occupancy Rate 出租率		GFA under Management 在管建築面積	
					As of 30 June 於六月三十日			
					2023 二零二三年 %	2022 二零二二年 %	2023 二零二三年 sq.m. 平方米	2022 二零二二年 sq.m. 平方米
Xiamen SCE Building 廈門中駿大廈寫字樓	January 2007 二零零七年一月	Office building 寫字樓	Xiamen 廈門	West Taiwan Strait Economic Zone 海峽西岸經濟圈	85.6	91.6	50,309	50,309
Beijing CBD SCE Funworld 北京CBD 中駿世界城	September 2009 二零零九年九月	Shopping street 購物街	Beijing 北京	Bohai Rim Economic Zone 環渤海經濟圈	87.4	89.8	54,484	54,484
Quanzhou SCE Funworld 泉州中駿世界城	May 2014 二零一四年五月	Shopping mall 購物商場	Quanzhou 泉州	West Taiwan Strait Economic Zone 海峽西岸經濟圈	88.7	90.2	180,929	180,929
Gala Fun 家樂坊	December 2014 二零一四年十二月	Shopping street 購物街	Quanzhou 泉州	West Taiwan Strait Economic Zone 海峽西岸經濟圈	N/A 不適用	64.3	N/A 不適用	11,729
Shanghai SCE Plaza Phase One 上海中駿廣場一期	June 2017 二零一七年六月	Office building 寫字樓	Shanghai 上海	Yangtze River Delta Economic Zone 長三角經濟圈	100.0	100.0	218,471	218,471
Shanghai SCE Plaza Phase Two 上海中駿廣場二期	July 2018 二零一八年七月	Office building 寫字樓	Shanghai 上海	Yangtze River Delta Economic Zone 長三角經濟圈	75.6	64.5	126,525	126,525
Quanzhou SCE Plaza Office Building 泉州中駿廣場寫字樓	August 2018 二零一八年八月	Office building 寫字樓	Quanzhou 泉州	West Taiwan Strait Economic Zone 海峽西岸經濟圈	84.3	84.6	45,972	45,972
Shishi Fortune Center 石獅財富中心	September 2018 二零一八年九月	Office building 寫字樓	Quanzhou 泉州	West Taiwan Strait Economic Zone 海峽西岸經濟圈	74.9	68.3	33,380	33,380
Nan'an SCE Funworld 南安中駿世界城	December 2018 二零一八年十二月	Shopping mall 購物商場	Quanzhou 泉州	West Taiwan Strait Economic Zone 海峽西岸經濟圈	96.2	98.5	72,618	72,618

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Project 項目	Opening Date 開業日期	Property Type 物業類型	Location 位置	Geographic Region 地區	Occupancy Rate 出租率		GFA under Management 在管建築面積	
					As of 30 June 於六月三十日			
					2023 二零二三年 %	2022 二零二二年 %	2023 二零二三年 sq.m. 平方米	2022 二零二二年 sq.m. 平方米
Tianyue 天悅	October 2020 二零二零年十月	Office building 寫字樓	Shanghai 上海	Yangtze River Delta Economic Zone 長三角經濟圈	79.0	69.3	52,499	52,499
Shuitou SCE Funworld 水頭中駿世界城	December 2020 二零二零年十二月	Shopping mall 購物商場	Quanzhou 泉州	West Taiwan Strait Economic Zone 海峽西岸經濟圈	84.1	93.3	105,290	105,290
Xianyou SCE Funworld 仙游中駿世界城	December 2020 二零二零年十二月	Shopping mall 購物商場	Putian 莆田	West Taiwan Strait Economic Zone 海峽西岸經濟圈	83.9	88.3	82,678	82,678
Taizhou SCE Funworld 泰州中駿世界城	December 2021 二零二一年十二月	Shopping mall 購物商場	Taizhou 泰州	Yangtze River Delta Economic Zone 長三角經濟圈	84.0	92.4	199,625	199,625
Heyuan SCE Funworld 河源中駿世界城	December 2021 二零二一年十二月	Shopping mall 購物商場	Heyuan 河源	Guangdong- Hong Kong-Macao Greater Bay Area 粵港澳大灣區	72.0	86.3	111,084	111,084
Pingdingshan SCE Funworld 平頂山中駿世界城	December 2021 二零二一年十二月	Shopping mall 購物商場	Pingdingshan 平頂山	Central Western Region 中西部地區	97.8	98.8	111,142	111,142
Zhangjiagang SCE Funworld 張家港中駿世界城	December 2021 二零二一年十二月	Shopping mall 購物商場	Suzhou 蘇州	Yangtze River Delta Economic Zone 長三角經濟圈	97.0	100.0	100,825	100,825
Gaomi SCE Funworld 高密中駿世界城	December 2022 二零二二年十二月	Shopping mall 購物商場	Weifang 濰坊	Bohai Rim Economic Zone 環渤海經濟圈	96.7	N/A 不適用	143,634	N/A 不適用
Tangshan SCE Funworld 唐山中駿世界城	March 2023 二零二三年三月	Shopping mall 購物商場	Tangshan 唐山	Bohai Rim Economic Zone 環渤海經濟圈	88.4	N/A 不適用	78,048	N/A 不適用
Beijing West Chang'an SCE Funworld 北京西長安中駿世界城	March 2023 二零二三年三月	Shopping mall 購物商場	Beijing 北京	Bohai Rim Economic Zone 環渤海經濟圈	100.0	N/A 不適用	103,453	N/A 不適用
Total 總計					88.4	87.6	1,870,966	1,557,560

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

The table below set out certain information of the shopping malls and office building for which the Group has contracted to provide basic commercial property management services but which have not yet been delivered to the Group for management as at 30 June 2023:

下表載列於二零二三年六月三十日本集團已簽約提供基本商業物業管理服務但尚未交付予本集團管理的購物商場及寫字樓的若干資料：

Project 項目	Expected Opening Date 預計開業日期	Property Type 物業類型	Location 位置	Geographic Region 地區	Contracted GFA 簽約建築面積 sq.m. 平方米
Shantou SCE Funworld 汕頭中駿世界城	December 2023 二零二三年十二月	Shopping mall 購物商場	Shantou 汕頭	Guangdong-Hong Kong-Macao Greater Bay Area 粵港澳大灣區	154,710
Huaqiao SCE Funworld 花橋中駿世界城	September 2024 二零二四年九月	Shopping mall 購物商場	Suzhou 蘇州	Yangtze River Delta Economic Zone 長三角經濟圈	148,826
Fuzhou SCE Funworld 福州中駿世界城	October 2024 二零二四年十月	Shopping mall 購物商場	Fuzhou 福州	West Taiwan Strait Economic Zone 海峽西岸經濟圈	136,213
Shaoguan SCE Funworld 韶關中駿世界城	December 2025 二零二五年十二月	Shopping mall 購物商場	Shaoguan 韶關	Guangdong-Hong Kong-Macao Greater Bay Area 粵港澳大灣區	109,802
Haian SCE Funworld 海安中駿世界城	December 2025 二零二五年十二月	Shopping mall 購物商場	Nantong 南通	Yangtze River Delta Economic Zone 長三角經濟圈	100,581
Nanchang SCE Funworld 南昌中駿世界城	December 2025 二零二五年十二月	Shopping mall 購物商場	Nanchang 南昌	West Taiwan Strait Economic Zone 海峽西岸經濟圈	112,232
Yushan SCE Funworld 玉山中駿世界城	December 2025 二零二五年十二月	Shopping mall 購物商場	Shangrao 上饒	West Taiwan Strait Economic Zone 海峽西岸經濟圈	60,000
Jieyang SCE Funworld 揭陽中駿世界城	December 2025 二零二五年十二月	Shopping mall 購物商場	Jieyang 揭陽	Guangdong-Hong Kong-Macao Greater Bay Area 粵港澳大灣區	116,196
Rudong SCE Funworld 如東中駿世界城	December 2025 二零二五年十二月	Shopping mall 購物商場	Nantong 南通	Yangtze River Delta Economic Zone 長三角經濟圈	123,233

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Project 項目	Expected Opening Date 預計開業日期	Property Type 物業類型	Location 位置	Geographic Region 地區	Contracted GFA 簽約 建築面積 sq.m. 平方米
Dinghu Woven City 鼎湖未來雲城	December 2025 二零二五年十二月	Office building 寫字樓	Hangzhou 杭州	Yangtze River Delta Economic Zone 長三角經濟圈	459,983
Rizhao SCE Funworld 日照中駿世界城	December 2025 二零二五年十二月	Shopping mall 購物商場	Rizhao 日照	Bohai Rim Economic Zone 環渤海經濟圈	112,719
Zhumadian SCE Funworld 駐馬店中駿世界城	December 2025 二零二五年十二月	Shopping mall 購物商場	Zhumadian 駐馬店	Central Western Region 中西部地區	153,094
Hefei SCE Funworld 合肥中駿世界城	December 2025 二零二五年十二月	Shopping mall 購物商場	Hefei 合肥	Yangtze River Delta Economic Zone 長三角經濟圈	222,100
Tongchuan SCE Funworld 銅川中駿世界城	December 2026 二零二六年十二月	Shopping mall 購物商場	Tongchuan 銅川	Central Western Region 中西部地區	122,112
Chizhou SCE Funworld 池州中駿世界城	December 2026 二零二六年十二月	Shopping mall 購物商場	Chizhou 池州	Yangtze River Delta Economic Zone 長三角經濟圈	116,326
Binzhou SCE Funworld 濱州中駿世界城	December 2026 二零二六年十二月	Shopping mall 購物商場	Binzhou 濱州	Bohai Rim Economic Zone 環渤海經濟區	127,152
Meizhou SCE Funworld 梅州中駿世界城	December 2026 二零二六年十二月	Shopping mall 購物商場	Meizhou 梅州	Guangdong-Hong Kong- Macao Greater Bay Area 粵港澳大灣區	119,083
Tongnan SCE Funworld 潼南中駿世界城	December 2026 二零二六年十二月	Shopping mall 購物商場	Chongqing 重慶	Central Western Region 中西部地區	130,392
Xiangtan SCE Funworld 湘潭中駿世界城	December 2026 二零二六年十二月	Shopping mall 購物商場	Xiangtan 湘潭	Central Western Region 中西部地區	106,830
Nantong Haimen SCE Funworld 南通海門中駿世界城	December 2026 二零二六年十二月	Shopping mall 購物商場	Nantong 南通	Yangtze River Delta Economic Zone 長三角經濟圈	228,837
Penglai SCE Funworld 蓬萊中駿世界城	December 2026 二零二六年十二月	Shopping mall 購物商場	Penglai 蓬萊	Bohai Rim Economic Zone 環渤海經濟區	118,999
Total 總計					3,079,420

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In the Period, in the face of the ever-changing landscape and new trends of the industry, on the basis of the new commercial business logic, SCE CM has been continuously exploring and exerting its efforts in the new business mode, content and experience with differentiated positioning as the operating characteristics of the projects. Focusing on the linkage among “consumers, products and places”, the Group continuously selects, edits and recommends commercial contents, hence making a breakthrough in the traditional retail business model. In the Period, SCE CM opened two shopping malls at the same time. Beijing West Chang’an SCE Funworld is the output of an innovative model with the integration of the two-way advantages of “Preferred Shopping Centre Content” and “Outlet Retail Selection”, which is also the innovative practice made by SCE CM to address the new consumer trend and new business landscape. As the first innovative outlet city project of SCE CM, Beijing West Chang’an SCE Funworld is positioned as a “24H Non-closing Beijing West New Outlet”, completing its opening debut with a 100% occupancy rate, and on the day of its opening, it recorded over 200,000 visitors and over RMB20.0 million in terms of sales. As the first asset-light project, Tangshan SCE Funworld targets young family customers, further strengthening “Sports Experience” and “Trendy Parent-child Activities”, introducing more than 80% of the first shop brands to be stationed in the Funworlds, with more than 150,000 visitors on the day of opening, generating nearly RMB10.0 million in terms of sales, and becoming the “Hit” that stimulates the city’s commercial reputation again after Beijing West Chang’an SCE Funworld, and realises the operating strategy of “Scaling Up with Quality” and the city’s vision of “A Funworld Makes Every City Wonderful” of SCE CM. With favorable market feedback and excellent data presented, progressive success in exploring the business operation mode of SCE CM could be observed, and its innovative and advanced new business mode has brought a brand new business perspective to the industry and a different shopping and consumption experience to the consumers.

The Group follows new changes and new trends in consumer demand, strives to build up the first-store effects of the brand, and comprehensively refreshes commercial content. In the Period, each SCE Funworld focused on the optimised combination of business types, introduced exclusive brands of popular internet celebrities, and the rate of brand changes of all shopping malls exceeded 30%. This consistently enhances differentiated brand competitiveness of SCE Funworlds, which will bring about a more precise business positioning and more room for growth. Among them, Quanzhou SCE Funworld, following the introduction of high-end cosmetic and international watches brands, further accelerated brand renewal by the introduction of an internationally renowned handbag brand, which is an important step of SCE CM to advance into the matrix of international luxury brands, and build up the no.1 fashion shopping mall in Quanzhou.

期內，面對行業不斷變化的格局及新趨勢，中駿商管在新商業經營邏輯的基礎上，以差異化定位為項目經營特色，在商業新模式、新內容和新體驗上不斷探索，持續發力。圍繞「人、貨、場」，本集團對商業內容持續進行選品、編輯和推薦，打破傳統零售的商業模式。期內，中駿商管二店齊開，北京西長安中駿世界城是創新模式下的作品，融合「購物中心內容優選」和「奧萊零售精選」的雙向優勢，亦是中駿商管面對新消費趨勢和新商業格局做出的創新實踐。作為中駿商管首個創新奧萊城市項目，北京西長安中駿世界城定位「24H不打烊京西新奧萊」，並用100%出租率成功完成了開業亮相，開業當天即創造出客流超20萬人次、銷售超人民幣2,000萬的首秀成績。唐山中駿世界城作為首個輕資產項目，鎖定年輕家庭客群，進一步強化「運動體驗」和「親子潮玩」，引進超80%首店品牌進駐，開業當天超15萬客流、銷售近人民幣1,000萬的成績，成為繼北京西長安中駿世界城之後再次引爆城市商業聲量的「爆款」，實力兌現中駿商管「做有品質規模化」的經營戰略及「一座世界城精彩每一城」的城市願景。良好的市場回饋和優異的數據呈現，可以看到中駿商管在商業經營模式上探索的階段性成功，其革新進階的商業新模式更是為行業帶來了全新的經營視角，給消費者帶來了差異化的購物消費體驗。

本集團緊隨消費需求的新變化和新趨勢，致力打造品牌首店效應，全面煥新商業內容。期內，各中駿世界城聚焦經營業態的優化組合，引進受歡迎網紅獨家品牌，全購物商場品牌調改率超30%，持續提升中駿世界城差異化品牌競爭力，帶來更精準的經營定位和更廣闊的成長空間。其中，泉州中駿世界城繼引進高端美妝和國際名錶後，品牌煥新再提速，引進國際知名手袋品牌，實現了中駿商管進階國際輕奢品牌矩陣的重要一步，打造泉州時尚潮流第一購物商場。

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During the Period, the Group actively launched diversified and innovative marketing campaigns, focusing on various areas such as joint marketing, membership expansion and online campaigns. For example, during the Labor Day Holiday, the Group conducted joint marketing activities with 12 SCE Funworlds across the country under the theme of “Labor Day Fun GO”, achieving a year-on-year dual increase in customer flows and sales in all SCE Funworlds, thereby driving urban consumption to new heights. With reference to the “6 June Happy Day” held by the China SCE Group, the Group launched an original brand marketing campaign “6 June Happy Life Festival — Falling in Love with This City” in June this year, during which the 12 SCE Funworlds across the country recorded a year-on-year increase in customer flows and sales significantly, triggering a new wave of brand consumption and achieving an explosion of sales potential.

The Group has always been committed to providing customers with enhanced consumer experience through digital operation and creating sustainable industry value through in-depth innovation of business management and business model. In the Period, on the basis of the newly upgraded online shopping mall application, in order to strengthen the flow of consumption in shopping malls and deeply engage brand tenants, the Group comprehensively upgraded the service functions of “Paid by Points” and “SCE Shopping Card”, increasing the number of SCE Funworld which can use “Paid by Points” and “SCE Shopping Card” to seven and five, respectively. In addition, we also attempted for the first time to collaborate with external brands, achieving the functions such as “Member Points Integration” and “New Membership through Third Parties”, which attracted nearly 100,000 more new members. At the same time, from the business perspective, business was empowered with digital technology and tools to provide business empowerment to the partner tenants, improving the convenience of obtaining more customer flows by the tenants and complete the conversion from customer acquisition to transaction execution more effectively, thereby generating additional incremental sales for the tenants. As at 30 June 2023, the Group’s digital membership has grown rapidly to over 3.0 million.

本集團於期內積極開展多元化創新營銷，注重聯動營銷、會員外拓和線上企劃等多個範疇。如五一期間本集團聯動全國十二座中駿世界城，以「五一繽紛歡樂GO」為主題開展營銷活動，實現客流量、銷售同比雙增，實力推動城市消費再創新高。本集團參照中駿集團舉行的「6.6幸福日」，於本年六月獨創品牌營銷活動「6.6幸福生活節之愛上這座城」，期間全國十二座中駿世界城客流量及銷售同比大幅提升，掀起品牌消費新高潮，實現業績勢能爆發。

本集團一直致力通過數字化經營為顧客提供更佳的消費體驗，深度變革業務管理和商業模式，創造持續的行業價值。期內，在全新升級的線上商城小程序基礎上，為強化購物商場引流消費，深度聯動品牌商戶，本集團全面升級「積分抵現」和「中駿購物卡」服務功能，分別新增可使用「積分抵現」及「中駿購物卡」的中駿世界城至七個及五個。此外，還首次嘗試與外部品牌聯動，實現「會員積分打通」及「無感拉新」等功能，吸引新會員近10萬人。同時從業務切入，將數字化技術和工具賦能於業務，為合作商戶經營賦能，提高商戶獲得更多顧客流量的便捷性，更高效的完成從獲客到成交的轉化，讓商戶產生更多的銷售增量。截至二零二三年六月三十日，本集團數字化會員的規模快速增長至超三百萬名。

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Residential Property Management Services

During the Period, the Group's residential property management services segment recorded total revenue of approximately RMB420.3 million, representing a year-on-year increase of approximately 4.7%; GFA under management was approximately 25.9 million sq.m., representing a year-on-year increase of approximately 15.5%; the number of projects under management was 159 projects, representing a year-on-year increase of 19 projects; and contracted GFA was approximately 43.1 million sq.m., representing a year-on-year slight increase of approximately 1.3%.

During the Period, the contracted GFA, GFA under management and revenue under the Group's residential property management services segment by geographical area are as follows:

住宅物業管理服務

期內，本集團住宅物業管理服務分部實現總收入約為人民幣4.203億元，同比增長約4.7%；在管建築面積約2,590萬平方米，同比增長約15.5%；在管項目159個，同比增加19個；簽約建築面積約4,310萬平方米，同比輕微增長約1.3%。

期內，本集團按地區劃分的住宅物業管理服務分部的簽約建築面積、在管建築面積及收入明細如下：

		Six months ended 30 June 截至六月三十日止六個月					
		2023 二零二三年			2022 二零二二年		
		Contracted GFA 簽約 建築面積	GFA under Management 在管 建築面積	Revenue 收入	Contracted GFA 簽約 建築面積	GFA under Management 在管 建築面積	Revenue 收入
		sq.m. 平方米	sq.m. 平方米	RMB 人民幣元	sq.m. 平方米	sq.m. 平方米	RMB 人民幣元
		(in thousands) (以千計)			(in thousands) (以千計)		
Yangtze River Delta Economic Zone	長三角經濟圈	8,914	4,620	72,168	8,655	3,493	95,224
West Taiwan Strait Economic Zone	海峽西岸經濟圈	16,167	12,412	195,532	16,028	11,480	167,131
Bohai Rim Economic Zone	環渤海經濟圈	6,281	3,668	66,699	6,281	3,476	69,440
Guangdong-Hong Kong-Macao Greater Bay Area	粵港澳大灣區	4,244	1,374	29,465	4,244	783	25,859
Central Western Region	中西部地區	7,489	3,798	56,453	7,339	3,162	43,818
Total	總計	43,095	25,872	420,317	42,547	22,394	401,472

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By focusing on multi-dimensional measures such as intelligent communities and digital empowerment, strengthening organisational capabilities and standardising internal system, the Group has continued to explore its service potentials and enhance its service effectiveness in recent years, so as to establish a sound and comprehensive customer service system. Relying on its insights into the needs of residents, the Group has launched service models such as “Lifestyle Service”, “Hotel Service” and “One-stop Service” to achieve self-iterative and continuous upgrading of its services. The Group has also launched the “FUN Neighborhood” cultural community to create an all-age blissful community and exquisite life tailor-made for its customers. Meanwhile, the Group focuses on the development of value-added services, providing additional value-added services to property owners and residents in addition to basic property management services, such as housekeeping, cleaning, leasing, rechargeable piles, water dispensers, etc. These services not only increase the Group’s source of income but also enhance the convenience and comfort of property owners and residents, ensuring the quality and effectiveness of the services provided and enhancing the sense of well-being. During the Period, the Group devoted great efforts in developing exquisite residence services to establish its own distinctive home furnishing style, providing customers with one-stop service experience and enhancing the brand image and service quality of SCE CM.

OUTLOOK

Recently, the PRC government has implemented several pilot measures to boost transaction volume in the real estate market, such as lowering the buyers’ down payment ratio, removing some restrictions on property purchases and optimising the purchase of properties with provident funds. It is expected that the PRC government will further adjust and optimise these measures in the second half of the year. In addition, the recent reduction in the Loan Prime Rates by the People’s Bank of China will stimulate public demand for housing, lowering the borrowing cost of property purchases of the public, hopefully providing favorable conditions for the business development of real estate enterprises and eventually facilitating the development for the property management industry and the Group.

通過聚焦智慧社區和數字賦能、強化組織能力及制度體系建設等多維舉措，本集團於近年不斷深挖服務潛能，提升服務效能，構建完善而全面的客戶服務體系。有賴於對住戶需求的洞察，先後推出「生活管家式服務」、「酒店式服務」及「一站式服務」等服務模式，實現服務的自我迭代和不斷升級。本集團亦推出「FUN鄰」文化社區，為客戶度身打造全齡化幸福社區及精緻生活。同時，本集團聚焦增值服務領域的發展，在基礎物業管理服務之外，為業主和住戶提供額外的增值服務，如家政、保潔、租賃、充電樁、飲水機等，這些服務既可以增加本集團的收入來源，也可以增加業主和住戶的便利性和舒適性，保證了服務品質和效益，提升幸福感。本集團於期內大力發展美居服務，建立自身特色家居風格，為客戶提供一站式服務體驗，提升中駿商管品牌形象與服務品質。

展望

最近，中國政府數度試行措施推動房地產市場的交易活躍性，例如降低買家首期支付比例、取消部分買樓限制及優化公積金買樓等，展望中國政府將於下半年進一步優化並調整有關措施。此外，近日中國人民銀行下調貸款報價利率將刺激公眾對房屋的需求，減低公眾購房的借貸成本，有望為房地產企業的業務發展創造利好條件，並最終促進物業管理行業及本集團的發展。

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With the rapid development of the property management industry in the PRC in recent years and the emergence of property management companies, competition in the industry has become increasingly intense, with the core of competition gradually shifting from “Management Scale” to “Management Quality”, which means the provision of better-quality management services and more diversified value-added services to residents and tenants. For example, by applying digitalisation, we can better identify the actual needs of our residents and provide them with more targeted and caring services. The Group is committed to following the aforementioned development approach and will endeavor to upgrade its service content and diversify its value-added services in conjunction with the expansion of its scale. In addition, it has become an industry norm for real estate companies to have their development projects managed by fellow property management companies, and therefore the growth in the scale of management of external projects developed by non-parent companies is the highlight of the business. In light of this, the Group will actively seek more external project management rights in the second half of the year and further reduce its dependence on the China SCE Group.

During the Period, confronted by the new trend and change in industry consumption, the Group has empowered its performance improvement by innovating its business operation model and deeply cultivating the operation of tenants. Looking forward to the second half of 2023, the Group will always remain firm in its initial intention in business, create operating value for tenants, provide service value for consumers and empowerment and growth for employees, and return asset management value for the parent. Moreover, the Group will continue to adhere to refined operations and the business policy of mutual success, uphold the innovative spirit of keeping up with the times, and continue to deliver high-quality realisation to further improve the Group’s competitiveness and influence in the industry.

近年來內地物業管理行業發展迅速，物業管理公司如雨後春筍般湧現，行業間競爭益發激烈，彼此的競爭核心已從「管理規模」逐漸轉化為「管理質量」，即向住戶及租戶提供更優質的管理服務及更多元化的增值服務。例如應用數字化更確切地了解住戶的實際需要，從而提供更到位及貼心的服務。本集團承諾將依循以上發展方針，於規模擴張的同時致力於服務內容的升級及增值服務的多元化。此外，各房地產企業的開發項目由同系的物業管理公司管理已為行業內常態，因此，由非母公司開發的外部項目的管理規模增長才是企業亮點。有鑑於此，本集團將於下半年積極爭取更多外部項目的管理權，並進一步分散對中駿集團的依賴度。

期內，本集團面對行業消費新趨勢、新變化，創新商業經營模式，深耕商戶運營，賦能業績提升。展望二零二三年下半年，本集團時刻銘記商業初心，為商戶創造經營價值，為消費者提供服務價值，為員工賦能成長價值，為母公司回報資產管理價值；本集團將繼續堅持精細化運營、利他共贏的經營方針，秉持與時俱進、不斷迭代的創新精神，持續高品質兌現，進一步提升本集團在行業的競爭力和影響力。

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FINANCIAL REVIEW

Revenue

Revenue increased by 2.6% from approximately RMB604.6 million in the first half of 2022 to approximately RMB620.3 million in the Period. This was due to the combined effect of the increase in GFA under management and the decrease in demand for various value-added services.

A breakdown of the Group's revenue by service category for the periods indicated is set out below:

財務回顧

收益

收益由二零二二年上半年的約人民幣6.046億元上升2.6%至期內的約人民幣6.203億元。此乃由於在管建築面積增加，以及多種增值服務的需求減少的綜合影響所致。

本集團於有關期間按服務類別劃分的收入明細如下：

		Six months ended 30 June 截至六月三十日止六個月			
		2023 二零二三年		2022 二零二二年	
		Revenue 收入 RMB'000 人民幣千元	Percentage 百分比 %	Revenue 收入 RMB'000 人民幣千元	Percentage 百分比 %
Commercial property management and operational services	商業物業管理及運營服務				
Basic commercial property management services	基本商業物業管理服務	131,348	21.2	125,523	20.8
Pre-opening management services	開業前管理服務	6,397	1.0	25,036	4.1
Other value-added services	其他增值服務	62,203	10.0	52,592	8.7
Subtotal	小計	199,948	32.2	203,151	33.6
Residential property management services	住宅物業管理服務				
Basic residential property management services	基本住宅物業管理服務	299,202	48.2	254,256	42.0
Value-added services to non-property owners	非業主增值服務	66,810	10.8	115,227	19.1
Community value-added services	社區增值服務	54,305	8.8	31,989	5.3
Subtotal	小計	420,317	67.8	401,472	66.4
Total	總計	620,265	100.0	604,623	100.0

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Basic Commercial Property Management Services

The Group's basic commercial property management services mainly include cleaning, security, repair and maintenance, tenant assistance, marketing and promotion services provided to property developers, property owners and tenants. The Group's revenue from basic commercial property management services increased by approximately 4.6% from approximately RMB125.5 million in the first half of 2022 to approximately RMB131.3 million in the Period, accounting for approximately 21.2% of its total revenue. This was due to the increase in GFA under management.

Pre-opening Management Services

The Group's pre-opening management services mainly include market research and positioning, preliminary consultation and planning, architectural design consultation, tenant acquisition and opening preparation services provided to property developers prior to the opening of commercial properties. The Group's revenue from pre-opening management services decreased significantly by approximately 74.4% from approximately RMB25.0 million in the first half of 2022 to approximately RMB6.4 million in the Period, accounting for approximately 1.0% of its total revenue. This was due to the temporary suspension of land acquisition by the China SCE Group starting from 2022. The number of shopping malls for which the Group provided pre-opening management services decreased significantly from seven in the first half of 2022 to two in the Period.

Other Value-added Services

The Group's other value-added services mainly include tenant management, rental collection, parking lot management, advertising space and other common area management services provided after the opening of commercial properties. The Group's revenue from other value-added services increased by approximately 18.3% from approximately RMB52.6 million in the first half of 2022 to approximately RMB62.2 million in the Period, accounting for approximately 10.0% of its total revenue. This was due to the increase in the GFA under management.

基本商業物業管理服務

本集團的基本商業物業管理服務主要為向物業開發商、業主及租戶提供的清潔、安保、維修保養、租戶協助、營銷及推廣服務。本集團來自基本商業物業管理服務的收入由二零二二年上半年約人民幣1.255億元上升約4.6%至期內約人民幣1.313億元，佔其總收入約21.2%。此乃由於在管建築面積增加所致。

開業前管理服務

本集團的開業前管理服務主要包括在商業物業開業前向物業開發商提供的市場研究及定位、前期諮詢及規劃、建築設計諮詢、租戶獲取及開業準備服務。本集團來自開業前管理服務的收入由二零二二年上半年約人民幣0.250億元大幅減少約74.4%至期內約人民幣640萬元，佔其總收入約1.0%。此乃由於中駿集團由二零二二年開始暫時停止購買土地，本集團提供開業前管理服務的購物商場數量由二零二二上半年的7個大幅減少到期內的2個所致。

其他增值服務

本集團的其他增值服務主要包括商業物業開業後提供的租戶管理、租金收款、停車場管理、廣告位及其他公共區域的管理服務。本集團來自其他增值服務的收入由二零二二年上半年約人民幣0.526億元上升約18.3%至期內約人民幣0.622億元，佔其總收入約10.0%。此乃由於在管建築面積增加所致。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Basic Residential Property Management Services

The Group's basic residential property management services mainly include cleaning, security, landscaping and repair and maintenance services provided to property owners, property owners' committees or property developers. The Group's revenue from basic residential property management services increased by approximately 17.7% from approximately RMB254.3 million in the first half of 2022 to approximately RMB299.2 million in the Period, accounting for approximately 48.2% of its total revenue. This was due to the increase in GFA under management.

Value-added Services to Non-property Owners

The Group's value-added services to non-property owners mainly include the provision of pre-sale management services to property developers during pre-sale activities, such as cleaning, security and repair and maintenance services for pre-sale display units and sales offices, pre-delivery inspection services and car park sales services for car parks that remained unsold after the pre-sale period. The Group's revenue from value-added services to non-property owners decreased significantly by approximately 42.0% from approximately RMB115.2 million in the first half of 2022 to approximately RMB66.8 million in the Period, accounting for approximately 10.8% of its total revenue. This was due to the number of residential properties for which pre-sale management services were provided decreased from 91 in the first half of 2022 to 67 in the Period, the number of residential properties for which pre-delivery inspection services were provided decreased from 23 in the first half of 2022 to 17 in the Period, and the significant decrease in revenue recorded from the provision of car park sales services from approximately RMB13.9 million in the first half of 2022 to approximately RMB1.9 million in the Period.

Community Value-added Services

The Group's community value-added services mainly include housekeeping and cleaning services, residential property agency services, exquisite residence services as well as car park management, clubhouse operation and common area management services. The Group's revenue from community value-added services increased significantly by approximately 69.8% from approximately RMB32.0 million in the first half of 2022 to approximately RMB54.3 million in the Period, accounting for approximately 8.8% of its total revenue. This was due to the increase in GFA under management and the increase in demand for exquisite residence services.

基本住宅物業管理服務

本集團的基本住宅物業管理服務主要包括向業主、業主委員會或物業開發商提供的清潔、安保、園藝及維修保養服務。本集團來自基本住宅物業管理服務的收入由二零二二年上半年約人民幣2.543億元上升約17.7%至期內約人民幣2.992億元，佔其總收入約48.2%。此乃由於在管建築面積增加所致。

非業主增值服務

本集團的非業主增值服務主要包括在預售活動期間向物業開發商提供預售管理服務，如預售樣板房及售樓處的清潔、安保及保養服務，交付前檢驗服務以及針對於預售期後仍未售出的停車位提供停車場銷售服務。本集團來自非業主增值服務的收入由二零二二年上半年約人民幣1.152億元大幅減少約42.0%至期內約人民幣0.668億元，佔其總收入約10.8%。此乃由於提供預售管理服務的住宅物業數目由二零二二年上半年的91個減少到期內的67個，提供交付前檢驗服務的住宅物業數目由二零二二年上半年的23個減少到期內的17個，以及停車場銷售服務的收入由二零二二年上半年的約人民幣0.139億元大幅減少到期內的約人民幣190萬元所致。

社區增值服務

本集團的社區增值服務主要包括家政及清潔服務、住宅物業代理服務、美居服務以及停車場管理、會所運營及公共區域管理服務。本集團來自社區增值服務的收入由二零二二年上半年約人民幣0.320億元大幅上升約69.8%至期內約人民幣0.543億元，佔其總收入約8.8%。此乃由於在管建築面積增加及美居服務的需求增加所致。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

A breakdown of the Group's revenue by customer category for the periods indicated is set out below:

本集團於有關期間按客戶類別劃分的收入明細如下：

		Six months ended 30 June 截至六月三十日止六個月			
		2023 二零二三年		2022 二零二二年	
		Revenue 收入 RMB'000 人民幣千元	Percentage 百分比 %	Revenue 收入 RMB'000 人民幣千元	Percentage 百分比 %
Commercial property management and operational services	商業物業管理及運營服務				
China SCE Group	中駿集團	19,099	3.0	29,920	4.9
Joint ventures or associates of China SCE Group ⁽¹⁾	中駿集團的合營企業或聯營公司 ⁽¹⁾	989	0.2	875	0.2
Independent third party	獨立第三方	179,860	29.0	172,356	28.5
Subtotal	小計	199,948	32.2	203,151	33.6
Residential property management services	住宅物業管理服務				
China SCE Group	中駿集團	66,437	10.7	107,600	17.8
Joint ventures or associates of China SCE Group ⁽¹⁾	中駿集團的合營企業或聯營公司 ⁽¹⁾	9,071	1.5	12,974	2.1
Independent third party	獨立第三方	344,809	55.6	280,898	46.5
Subtotal	小計	420,317	67.8	401,472	66.4
Total	總計	620,265	100.0	604,623	100.0

Note:

(1) Includes joint ventures or associates of the China SCE Group and other entities controlled by family of Mr. Wong Lun.

附註：

(1) 包括中駿集團的合營企業或聯營公司及由黃倫先生家族控制的其他企業。

Revenue from independent third parties is the largest source of revenue for the Group. The Group's revenue from independent third parties increased by approximately 15.8% from approximately RMB453.3 million in the first half of 2022 to approximately RMB524.7 million in the Period, accounting for approximately 84.6% of the Group's total revenue.

來源於獨立第三方的收入是本集團的最大收入來源。本集團來自於獨立第三方的收入由二零二二年上半年約人民幣4.533億元上升約15.8%至期內約人民幣5.247億元，佔本集團總收入的約84.6%。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Gross Profit

Gross profit decreased by approximately 15.9% from approximately RMB251.8 million in the first half of 2022 to approximately RMB211.8 million in the Period.

The overall gross profit margin decreased from approximately 41.6% in the first half of 2022 to approximately 34.2% in the Period. The decrease in gross profit margin was mainly due to the decrease in the revenue recorded from the provision of value-added services which had higher gross profit margins.

A breakdown of the Group's gross profit and gross profit margin by business segment for the periods indicated are as follows:

毛利

毛利由二零二二年上半年的約人民幣2.518億元減少約15.9%至期內的約人民幣2.118億元。

整體毛利率由二零二二年上半年的約41.6%減少至期內的約34.2%。毛利率減少主要是由於較高毛利率的增值服務的收入減少所致。

本集團於有關期間按業務分部劃分的毛利及毛利率明細如下：

		Six months ended 30 June 截至六月三十日止六個月			
		2023 二零二三年		2022 二零二二年	
		Gross Profit 毛利 RMB'000 人民幣千元	Margin 毛利率 %	Gross Profit 毛利 RMB'000 人民幣千元	Margin 毛利率 %
Commercial property management and operational services	商業物業管理及運營服務	79,246	39.6	91,876	45.2
Residential property management services	住宅物業管理服務	132,589	31.5	159,880	39.8
Total	總計	211,835	34.2	251,756	41.6

Gross profit margin of the commercial property management and operational services segment decreased from approximately 45.2% in the first half of 2022 to approximately 39.6% in the Period. The decrease in gross profit margin was mainly due to the significant decrease in the revenue recorded from the provision of pre-opening management services of commercial properties which had higher gross profit margins.

商業物業管理及運營服務分部的毛利率由二零二二年上半年的約45.2%減少至期內的約39.6%。毛利率減少主要是因為較高毛利率的商業物業的開業前管理服務收入大幅減少所致。

Gross profit margin of the residential property management services segment decreased from approximately 39.8% in the first half of 2022 to approximately 31.5% in the Period. The decrease in gross profit margin was mainly due to the decrease in the revenue recorded from value-added services with higher gross profit margins.

住宅物業管理服務分部的毛利率由二零二二年上半年的約39.8%減少至期內的約31.5%。毛利率減少主要是因為擁有較高毛利率的增值服務的收入減少所致。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Other Income and Gains

The Group's other income and gains mainly comprised bank and other interest income, government grants and forfeiture income on deposits received.

Other income and gains increased significantly by approximately 331.3% from approximately RMB12.8 million in the first half of 2022 to approximately RMB55.2 million in the Period. The increase in other income and gains was mainly due to the significant increase in bank interest income and interest income from loan to China SCE Group.

Administrative Expenses

The Group's administrative expenses mainly comprised salaries and wages of administrative staff, entertainment expenses, office expenses, travel and transportation expenses, depreciation and amortization, foreign exchange loss and others.

Administrative expenses decreased by approximately 20.9% from approximately RMB77.7 million in the first half of 2022 to approximately RMB61.4 million in the Period. The decrease in administrative expenses was mainly attributable to the implementation of cost saving scheme by the Group during the Period.

Income Tax Expense

Income tax expense increased by approximately 13.1% from approximately RMB49.1 million in the first half of 2022 to approximately RMB55.5 million in the Period. Income tax expense as a percentage of profit before taxation increased from 26.4% in the first half of 2022 to 28.2% in the Period, mainly resulted from certain expenses that were not deductible for tax purposes, and no deferred tax assets recognised for losses incurred by certain newly incorporated subsidiaries during the Period.

Profit Attributable to Owners of the Parent

Profit attributable to owners of the parent increased by approximately 2.7% from approximately RMB134.2 million in the first half of 2022 to approximately RMB137.8 million in the Period. Basic earnings per share amounted to approximately RMB6.82 cents in the Period.

其他收入及收益

本集團的其他收入及收益主要包括銀行及其他利息收入、政府補助及已收按金的沒收按金收入。

其他收入及收益由二零二二年上半年的約人民幣0.128億元大幅上升約331.3%至期內的約人民幣0.552億元。其他收入及收益上升主要是因為銀行利息收入及貸款予中駿集團的利息收入的大幅上升所致。

行政開支

本集團的行政開支主要包括行政員工的薪金及工資、酬酢開支、辦公室開支、差旅及交通開支、折舊及攤銷、匯兌損失以及其他。

行政開支由二零二二年上半年的約人民幣0.777億元減少約20.9%至期內的約人民幣0.614億元。行政開支的減少主要是本集團於期內推行的成本管控制措施所致。

稅項開支

稅項開支由二零二二年上半年的約人民幣0.491億元上升約13.1%至期內的約人民幣0.555億元。稅項開支佔除稅前溢利百分比由二零二二年上半年的26.4%上升至期內的28.2%，主要由於期內的部份支出於稅務上為不可扣減，以及部分新成立附屬公司的虧損並無確認遞延稅資產所致。

母公司擁有人應佔溢利

母公司擁有人應佔溢利由二零二二年上半年的約人民幣1.342億元上升約2.7%至期內的約人民幣1.378億元。期內的每股基本盈利為約人民幣6.82分。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Amount Due From a Related Party

The Group's amount due from a related party was a loan advanced to the China SCE Group. On 24 November 2022, Shanghai China SCE Commercial Management Co., Ltd. (the "Lender"), an indirect wholly-owned subsidiary of the Company, entered into a loan agreement (the "Loan Agreement") with Shanghai Zhongjun Property Co., Ltd. (the "Borrower"), an indirect wholly-owned subsidiary of China SCE Holdings, pursuant to which the Lender has agreed to advance to the Borrower a loan (the "Loan") for a fixed term commencing from the date of drawdown and ending on 31 December 2024 in the principal amount of up to RMB900.0 million at an interest rate of 7.0% per annum for the purpose of replenishing the working capital of the China SCE Group. The Loan is secured by completed properties of the China SCE Group, including five commercial properties such as shopping malls, offices, retail shop units and car parking spaces in the PRC with an aggregated gross floor area of approximately 207,480 sq.m. As at 30 June 2023, the balance of the Loan was approximately RMB754.1 million. The Board considered that by entering into the Loan Agreement, the Group could produce extra income with its idle cash with potentially higher returns than other available options. The additional short to medium term capital under the Loan also allows the China SCE Group to accelerate the process of construction and delivery of its properties, which will in turn benefit the long-term development of the Group when it is engaged to provide property management services for such properties upon their delivery. For further details, please refer to the announcement dated 24 November 2022 and the circular dated 12 December 2022 of the Company.

Trade Receivables

The Group's trade receivables were mainly derived from amounts to be received for the provision of commercial property management and operational services and residential property management services. Trade receivables increased significantly by approximately 30.7% from approximately RMB181.8 million as at 31 December 2022 to approximately RMB237.6 million as at 30 June 2023, mainly due to business expansion and decrease in collection rate.

應收關聯方款項

本集團的應收關聯方款項為借予中駿集團的一筆貸款。於二零二二年十一月二十四日，本公司的間接全資附屬公司上海中駿商業管理有限公司（「貸款人」）與上海中駿置業有限公司（「借款人」）（中駿控股的間接全資附屬公司）簽訂貸款協議（「貸款協議」），據此，貸款人同意向借款人借出一筆年期自提款之日起至二零二四年十二月三十一日止的貸款（「貸款」），本金不超過人民幣9億元，年利率為7.0%，用於補充中駿集團的營運資金。該貸款以中駿集團的已落成物業作抵押，包括位於中國的五項商業物業，例如購物商場、寫字樓、零售店舖及停車位，總建築面積約為207,480平方米。於二零二三年六月三十日，該貸款結餘約為人民幣7.541億元。董事會認為，透過訂立貸款協議，本集團可利用其閒置現金產生額外收入，潛在回報高於其他可用選擇。該貸款項下的額外短期至中期資金亦讓中駿集團加快其物業建築及交付進度，有利於本集團當交付相關物業後為其提供物業管理服務的長遠發展。進一步詳情請參閱本公司日期為二零二二年十一月二十四日的公告及日期為二零二二年十二月十二日的通函。

貿易應收款項

本集團的貿易應收款項主要來自提供商業物業管理及運營服務以及住宅物業管理服務所需收取的款項。貿易應收款項由於二零二二年十二月三十一日的約人民幣1.818億元大幅上升約30.7%至於二零二三年六月三十日的約人民幣2.376億元，主要由於業務擴張及收繳率下跌所致。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Prepayments, Deposits and Other Receivables

The Group's prepayments, deposits and other receivables mainly include prepaid utility fees and utility charge prepaid on behalf of tenants and residents. Prepayments, deposits and other receivables slightly increased by approximately 0.9% from approximately RMB65.9 million as at 31 December 2022 to approximately RMB66.5 million as at 30 June 2023.

Trade Payables

The Group's trade payables mainly refer to the amounts payable for goods or services (such as materials, utilities, cleaning and services) purchased from suppliers and subcontractors in the ordinary course of business. Trade payables increased by approximately 12.0% from approximately RM75.1 million as at 31 December 2022 to approximately RMB84.0 million as at 30 June 2023, mainly due to business expansion in residential segment during the Period, and two shopping malls of business segment just commenced their operation with majority of the promotional expenses related to opening preparation activities not yet settled at period end.

Other Payables and Accruals

The Group's other payables and accruals mainly include (i) deposits from tenants, residents and subcontractors, (ii) accrued expenses and utility charge received in advance from tenants or residents, (iii) dividend payable and (iv) others, mainly including value-added tax payable, fees payable to owners under community value-added service arrangements, and community repair and maintenance provision funds. Other payables and accruals decreased slightly by approximately 1.2% from approximately RMB271.0 million as at 31 December 2022 to approximately RMB267.8 million as at 30 June 2023.

預付款項、按金及其他應收款項

本集團的預付款項、按金及其他應收款項主要包括預付的公用事業費及代表租戶及住戶預付的公用事務費用。預付款項、按金及其他應收款項由於二零二二年十二月三十一日的約人民幣0.659億元輕微上升約0.9%至於二零二三年六月三十日的約人民幣0.665億元。

貿易應付款項

本集團的貿易應付款項主要指日常業務過程中自供應商及分包商購買的商品或服務(如物料、公用事業、清潔及服務)而應付的款項。貿易應付款項由於二零二二年十二月三十一日的約人民幣0.751億元上升約12.0%至於二零二三年六月三十日的約人民幣0.840億元，主要由於期內住宅分部的業務擴張，以及商業分部的兩座購物商場剛開業，而大部分有關開業準備活動的推廣費用於期末時尚未付清所致。

其他應付款項及應計費用

本集團的其他應付款項及應計費用主要包括(i)來自租戶、住戶及分包商的按金、(ii)應計開支及向租戶或住戶預收的公用事務費用、(iii)應付股息及(iv)其他，主要包括應付增值稅、在社區增值服務安排下應付業主的費用及小區維修與保養撥備基金。其他應付款項及應計費用由於二零二二年十二月三十一日的約人民幣2.710億元輕微減少約1.2%至於二零二三年六月三十日的約人民幣2.678億元。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Contract Liabilities

The Group's contract liabilities mainly represent prepayments for management fee paid by the customers of the Group's commercial property management and operational services and residential property management services. Contract liabilities increased by approximately 25.0% from approximately RMB197.8 million as at 31 December 2022 to approximately RMB247.2 million as at 30 June 2023, mainly due to the implementation of promotional activities used to attract more prepayment for property management fee from the residents in early 2023.

LIQUIDITY, FINANCIAL AND CAPITAL RESOURCES

Cash Position

As at 30 June 2023, the Group's cash and bank balances were denominated in different currencies as set out below:

		30 June 2023 二零二三年 六月三十日 RMB'000 人民幣千元	31 December 2022 二零二二年 十二月三十一日 RMB'000 人民幣千元
Renminbi	人民幣	2,158,433	2,220,441
Hong Kong dollars	港幣	2,384	4,737
US dollars	美元	2,141	2,112
Total cash and bank balances	現金及銀行存款結餘	2,162,958	2,227,290

Borrowings and Pledge of Assets

As at 30 June 2023, the Group did not incur any borrowings (31 December 2022: Nil). As at 30 June 2023, none of the Group's assets were restricted or pledged for borrowings (31 December 2022: The amount of pledged deposits was approximately RMB1.0 billion).

The gearing ratio was calculated by dividing the net amount of interest-bearing borrowings by total equity. As at 30 June 2023, the gearing ratio was nil (31 December 2022: Nil).

合約負債

本集團的合約負債主要指客戶就本集團的商業物業管理及運營服務及住宅物業管理服務所付出的管理費預付款。合約負債由於二零二二年十二月三十一日的約人民幣1.978億元，上升約25.0%至於二零二三年六月三十日的約人民幣2.472億元，主要是由於二零二三年初時推行用以吸引住戶預付更多物業管理費的宣傳活動所致。

流動資金、財務及資本資源

現金狀況

於二零二三年六月三十日，本集團的現金及銀行存款結餘乃以以下不同貨幣計值：

貸款及資產抵押

於二零二三年六月三十日，本集團並無產生任何貸款(二零二二年十二月三十一日：無)。於二零二三年六月三十日，本集團概無資產受限制或質押作為貸款的抵押品(二零二二年十二月三十一日：已抵押存款約人民幣10億元)。

負債比率乃按有息貸款淨額除以權益總額計算。於二零二三年六月三十日，負債比率為無(二零二二年十二月三十一日：無)。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Exchange Rate Fluctuation Exposures

The Group's businesses are located in the PRC and all of the revenue and a substantial amount of operating expenses of the Group are denominated in RMB. As at 30 June 2023 and 31 December 2022, except for certain bank deposits which were denominated in foreign currencies, exchange rate changes of RMB against foreign currencies will not have material adverse effect on the results of operations of the Group.

No foreign currency hedging arrangement was made as at 30 June 2023 (31 December 2022: Nil). The Group will closely monitor its exposure to fluctuation in foreign currency exchange rates.

CONTINGENT LIABILITIES

As at 30 June 2023, the Group did not have any material contingent liabilities (31 December 2022: Nil).

COMMITMENTS

As at 30 June 2023, the capital commitments of the Group were as follows:

Contracted, but not provided for: 已簽約但未撥備：
Acquisition of office equipment 收購辦公設備

匯率波動風險

本集團於中國進行業務，本集團全部收益和絕大部分經營開支均以人民幣計值。於二零二三年六月三十日及二零二二年十二月三十一日，除以外幣計值的若干銀行存款外，人民幣對其他外幣的匯率變動不會對本集團的經營業績造成重大不利影響。

於二零二三年六月三十日，本集團並無作出任何外幣對沖安排(二零二二年十二月三十一日：無)，本集團將繼續密切監察外幣匯率波動風險。

或有負債

於二零二三年六月三十日，本集團並無任何重大或有負債(二零二二年十二月三十一日：無)。

承擔

於二零二三年六月三十日，本集團的資本承擔如下：

	30 June 2023 二零二三年 六月三十日 RMB'000 人民幣千元	31 December 2022 二零二二年 十二月三十一日 RMB'000 人民幣千元
Contracted, but not provided for: 已簽約但未撥備：		
Acquisition of office equipment 收購辦公設備	19,677	16,975

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

EMPLOYEE AND REMUNERATION POLICIES

As at 30 June 2023, the Group had a total of 5,035 employees (31 December 2022: 5,178 employees). During the Period, the total cost of employees was approximately RMB258.9 million (for the six months ended 30 June 2022: approximately RMB272.6 million). The Company recognises the importance of gender diversity and recruits employees at all levels based on merits and regardless of gender. As at 30 June 2023, the Group had 3,166 male employees (31 December 2022: 3,200 male employees) and 1,869 female employees (31 December 2022: 1,978 female employees) and the male-to-female ratio in the workforce, including the senior management, was approximately 1:0.59 (31 December 2022: 1:0.62), which is regarded by the Board as satisfactory and in line with the industry which the Group operates its businesses in. The Group shall further strengthen gender diversity in the workforce in the future where appropriate. The Group provides employees with competitive remuneration and benefits. The Group reviews the employee remuneration plan at least annually to ensure that it maintains market competitiveness and allows the employees to receive fair and equal rewards. The promotion decision is also based on considering the employees' assessment results, experience, skills and personal characteristics. The Group has also launched its management trainee programme for positions in selected functional areas in order to build pipeline for succession.

The employees of the Group employed in Hong Kong and the PRC participate in the Mandatory Provident Fund scheme and the central pension scheme operated by the local municipal government in the PRC, respectively. These schemes are defined contribution schemes to which a certain proportion of the employees' payroll is contributed monthly. The contributions are vested with the employees when contributed and no contribution would be forfeited by the Group to reduce existing levels of contribution if the employee resigned.

SIGNIFICANT INVESTMENTS, MATERIAL ACQUISITIONS AND DISPOSALS

The Group did not have any significant investments, material acquisitions or disposals of subsidiaries, associates or joint ventures during the Period.

僱員及薪酬政策

於二零二三年六月三十日，本集團共聘用 5,035 名僱員（二零二二年十二月三十一日：5,178 名僱員）。期內，僱傭成本總額約人民幣 2.589 億元（截至二零二二年六月三十日：約人民幣 2.726 億元）。本公司認識到性別多元化的重要性，並根據其長處和不分性別招聘各級員工。於二零二三年六月三十日，本集團有 3,166 名男性員工（二零二二年十二月三十一日：3,200 名男性員工）和 1,869 名女性員工（二零二二年十二月三十一日：1,978 名女性員工），包括高級管理人員在內的員工隊伍中男女比例約為 1 : 0.59（二零二二年十二月三十一日：1 : 0.62），董事會認為令人滿意並符合本集團經營業務所在的行業。本集團日後將在適當情況下進一步加強員工隊伍的性別多元化。本集團向僱員提供具競爭力的薪酬待遇。本集團最少每年檢討員工薪酬方案，以確保其保持市場競爭力及讓員工獲得公正及平等的獎勵。而晉升的決定亦基於考慮員工的評核結果、經驗、技能及其個人特質作出。本集團更為指定業務崗位開展管培生計劃，為崗位繼任做好準備。

本集團於香港及中國聘用的員工分別參與強制性公積金計劃及由中國當地市政府實施的中央退休金計劃。這些計劃屬定額供款計劃，即員工須按薪金的若干百分比每月供款。供款於員工供款時即時歸屬，以及概無於員工離職時被沒收的供款可供本集團用於減少現時應付的供款。

重大投資、收購及出售

期內，本集團並無任何重大投資、收購或出售附屬公司、聯營公司或合營企業。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

FUTURE PLANS FOR MATERIAL INVESTMENTS OR CAPITAL ASSETS

Save as disclosed in this interim report, the Group had not authorised any plans for any other material investments or additions of capital assets as at 30 June 2023.

USE OF NET PROCEEDS FROM INITIAL PUBLIC OFFERING

The Company's ordinary shares of HK\$0.01 each (the "Shares") were listed on the Main Board of the Stock Exchange on 2 July 2021. The listing of the Shares on the Main Board of the Stock Exchange (the "Listing") constituted a spin-off from China SCE Holdings. In connection with the Listing, the Company issued 575,000,000 Shares (including the Shares issued from the full exercise of the over-allotment option) with an offer price of HK\$3.7 per share. The Company raised a total net proceeds (including the net proceeds from the full exercise of the over-allotment option) of approximately HK\$2,037.5 million (the "Net Proceeds").

As disclosed in the prospectus of the Company dated 21 June 2021, the intended use of the Net Proceeds is as follows: (i) approximately 50% (or approximately HK\$1,018.8 million) will be used for strategic acquisitions and investments in other property management companies and service providers to expand the Group's business and diversify the types of services; (ii) approximately 25% (or approximately HK\$509.4 million) will be used for investment in technology to improve service quality, customer experience and engagement and enhance operational efficiency; (iii) approximately 10% (or approximately HK\$203.7 million) will be used to expand businesses along the value chain and diversify the types of value-added services; (iv) approximately 5% (or approximately HK\$101.9 million) will be used to attract, develop and retain talents to support the Group's development; and (v) approximately 10% (or approximately HK\$203.7 million) will be used for general business purposes and as working capital.

重大投資或資本資產的未來計劃

除本中期報告披露者外，於二零二三年六月三十日，本集團未曾授權任何其他重大投資或增添資本資產的計劃。

首次公開發售所得款項淨額的用途

本公司的每股面值0.01港元的普通股(「股份」)於二零二一年七月二日在聯交所主板上市。股份於聯交所主板上市(「上市」)構成於中駿控股的分拆。根據有關上市，本公司發行575,000,000股(包括自全面行使超額配股權發行的股份)售價為每股3.7港元的股份。本公司籌集總所得款項淨額(包括自全面行使超額配股權的所得款項淨額)約20.375億港元(「所得款項淨額」)。

誠如本公司日期為二零二一年六月二十一日的招股章程所載，所得款項淨額的擬定用途如下：(i)約50%(或約10.188億港元)將用於戰略收購及投資其他物業管理公司及服務提供商，以擴大本集團的業務及多元發展服務種類；(ii)約25%(或約5.094億港元)將用於投資科技，以改善服務質量、客戶體驗和參與度並提高運營效率；(iii)約10%(或約2.037億港元)將用於擴展價值鏈上業務，並多元發展增值服務種類；(iv)約5%(或約1.019億港元)將用於吸引、培養和挽留人才以支持本集團的發展；及(v)約10%(或約2.037億港元)用作於一般業務用途及用作營運資金。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

The following table set forth the status of use of Net Proceeds from the Company's initial public offering as at 30 June 2023:

下列載列截至二零二三年六月三十日本公司首次公開發售所得款項淨額的使用情況：

Intended Use as Stated in the Prospectus	招股章程所述 擬定用途	Intended	Actual	Proceeds Unused	Expected Timeline
		Use of Net Proceeds	Use of Net Proceeds		
		所得款項 淨額的 擬定用途	所得款項 淨額的 實際用途	未動用的 所得款項	預期時間表
		HK\$ million	HK\$ million	HK\$ million	
		百萬港元	百萬港元	百萬港元	
(i) Strategic acquisitions and investments in other property management companies and service providers	(i) 戰略收購及投資其他物業管理公司及服務提供商	1,018.8	-	1,018.8	On or before 31 December 2025 二零二五年十二月三十一日 或以前
(ii) Investment in technology	(ii) 投資科技	509.4	31.1	478.3	On or before 31 December 2025 二零二五年十二月三十一日 或以前
(iii) Expand businesses along the value chain and diversify the types of value-added services	(iii) 擴展價值鏈上業務， 並多元發展增值服務種類	203.7	28.7	175.0	On or before 31 December 2025 二零二五年十二月三十一日 或以前
(iv) Attract, develop and retain talents	(iv) 吸引、培養和挽留人才	101.9	101.9	-	N/A 不適用
(v) General business purposes and as working capital	(v) 一般業務用途及用作營運資金	203.7	203.7	-	N/A 不適用
		2,037.5	365.4	1,672.1	

The Net Proceeds was used as intended following the Listing and up to 30 June 2023 as set out above and the unused portion is expected to be applied for the intended use and according to the expected timeline as set out above.

所得款項淨額於上市後及截至二零二三年六月三十日已按以上擬定用途使用，及未動用的部分預期將會按以上預期時間表應用於擬定用途。

Disclosure of Interests

權益披露

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

As at 30 June 2023, the interests and short positions of the directors of the Company (the "Directors") and the chief executives of the Company in the Shares, underlying Shares and debentures of the Company or its associated corporation (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")) as recorded in the register required to be kept by the Company pursuant to section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") set out in Appendix 10 to the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules"), were as follows:

董事及主要行政人員於股份、相關股份及債權證的權益及淡倉

於二零二三年六月三十日，本公司董事（「董事」）及本公司主要行政人員於本公司或其相聯法團（定義見證券及期貨條例第XV部分）的股份、相關股份及債權證中，擁有須於本公司根據證券及期貨條例第352條存置的登記冊中登記或根據聯交所證券上市規則（「上市規則」）附錄十所載之《上市發行人董事進行證券交易的標準守則》（「標準守則」）須通知本公司及聯交所的權益及淡倉如下：

(i) Long Positions in the Shares and Underlying Shares of the Company

(i) 於本公司股份及相關股份的好倉

Name of Director	Nature of Interest	Number of Ordinary Shares	Approximate Percentage of Shareholding
董事姓名	權益性質	普通股數目	概約持股百分比
Mr. Niu Wei 牛偉先生	Interest in a controlled corporation 受控制法團權益	75,452,716 ⁽¹⁾	3.74%
Mr. Sun Qiang 孫強先生	Interest in a controlled corporation 受控制法團權益	20,120,724 ⁽²⁾	1.00%
Ms. Ku Weihong 庫衛紅女士	Interest in a controlled corporation 受控制法團權益	50,301,811 ⁽³⁾	2.50%

DISCLOSURE OF INTERESTS

權益披露

Notes:

- (1) These 75,452,716 Shares were registered in the name of Graceful Solar Limited ("Graceful Solar"). Mr. Niu Wei held 100% of the issued share capital of Graceful Solar and was deemed to be interested in the 75,452,716 Shares held by Graceful Solar under the SFO.
- (2) These 20,120,724 Shares were registered in the name of Surplus Star International Limited ("Surplus Star"). Mr. Sun Qiang held 100% of the issued share capital of Surplus Star and was deemed to be interested in the 20,120,724 Shares held by Surplus Star under the SFO.
- (3) These 50,301,811 Shares were registered in the name of Golden Skill Investments Limited ("Golden Skill"). Ms. Ku Weihong held 80% of the issued share capital of Golden Skill and was deemed to be interested in the 50,301,811 Shares held by Golden Skill under the SFO.

附註：

- (1) 該 75,452,716 股股份以雅陽有限公司(「雅陽」)名義登記。牛偉先生持有雅陽的全部已發行股本，因此根據證券及期貨條例被視為擁有雅陽持有的 75,452,716 股股份。
- (2) 該 20,120,724 股股份以溢星國際有限公司(「溢星」)名義登記。孫強先生持有溢星的全部已發行股本，因此根據證券及期貨條例被視為擁有溢星持有的 20,120,724 股股份。
- (3) 該 50,301,811 股股份以金藝投資有限公司(「金藝」)名義登記。庫衛紅女士持有金藝的 80% 已發行股本，因此根據證券及期貨條例被視為擁有金藝持有的 50,301,811 股股份。

(ii) Long Positions in the Shares of Associated Corporations

(ii) 於相聯法團股份的好倉

Name of Director	Name of Associated Corporation	Nature of Interest	Number of Shares Interested	Approximate Percentage of Shareholding
董事名稱	相聯法團名稱	權益性質	持有權益之股份數目	概約權益百分比
Mr. Zheng Quanlou 鄭全樓先生	China SCE Holdings 中駿控股	Beneficial owner 實益擁有人	30,000,000 (Note)(附註)	0.71%
Ms. Ku Weihong 庫衛紅女士	China SCE Holdings 中駿控股	Beneficial owner 實益擁有人	30,000,000 (Note)(附註)	0.71%
Mr. Huang Youquan 黃攸權先生	China SCE Holdings 中駿控股	Beneficial owner 實益擁有人	16,000,000 (Note)(附註)	0.38%

Note: Such interests are in the form of share options of China SCE Holdings which have not yet been exercised as at 30 June 2023.

附註：該等權益以中駿控股的股份購股權形式持有而於二零二三年六月三十日尚未行使。

Save as disclosed above, as at 30 June 2023, none of the Directors and chief executives of the Company had registered an interest or short position in the Shares, underlying Shares or debentures of the Company or any of its associated corporations as recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

除上文所披露者外，於二零二三年六月三十日，本公司概無董事或主要行政人員登記於本公司或其相聯法團的股份、相關股份及債權證中擁有的根據證券及期貨條例第 352 條本公司須予存置的登記冊登記或根據標準守則須通知本公司及聯交所的權益及淡倉。

DISCLOSURE OF INTERESTS

權益披露

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

主要股東及其他人士於股份及相關股份的權益及淡倉

As at 30 June 2023, the interests and short positions of the persons (other than a Director or chief executive of the Company) in the Shares and underlying Shares of the Company as recorded in the register required to be kept by the Company pursuant to Section 336 of the SFO were as follows:

於二零二三年六月三十日，各人士（董事或本公司主要行政人員除外）在本公司股份及相關股份中擁有記錄於本公司根據證券及期貨條例第336條須存置的登記冊的權益及淡倉如下：

Long positions:

好倉：

Name 名稱	Nature of Interest 權益性質	Number of Ordinary Shares 普通股數目	Approximate Percentage of Shareholding 概約持股百分比
Happy Scene Global Limited ("Happy Scene") ⁽¹⁾ 樂景環球有限公司(「樂景」) ⁽¹⁾	Beneficial owner 實益擁有人	1,248,490,946	61.96%
Affluent Way International Limited ("Affluent Way") ⁽¹⁾ 裕威國際有限公司(「裕威」) ⁽¹⁾	Interest in a controlled corporation 受控法團權益	1,248,490,946	61.96%
China SCE Holdings ⁽¹⁾ 中駿控股 ⁽¹⁾	Interest in a controlled corporation 受控法團權益	1,248,490,946	61.96%
Newup Holdings Limited ("Newup") ⁽²⁾ 新昇控股有限公司(「新昇」) ⁽²⁾	Interest in a controlled corporation 受控法團權益	1,248,490,946	61.96%
Mr. Wong Chiu Yeung ("Mr. Wong") ⁽²⁾ 黃朝陽(「黃先生」) ⁽²⁾	Interest in a controlled corporation 受控法團權益	1,248,490,946	61.96%

DISCLOSURE OF INTERESTS

權益披露

Notes:

- (1) Happy Scene is wholly owned and controlled by Affluent Way, which is in turn wholly owned and controlled by China SCE Holdings. By virtue of the SFO, Affluent Way and China SCE Holdings are deemed to be interested in the Shares held by Happy Scene.
- (2) China SCE Holdings is owned as to 39.31% by Newup, and 5.45% by each of East Waves Investments Limited (“East Waves”) and Keen Century Investments Limited (“Keen Century”). Each of Newup, East Waves and Keen Century is wholly owned by Mr. Wong. By virtue of the SFO, Newup and Mr. Wong are deemed to be interested in the Shares held by China SCE Holdings.

Save as disclosed above, as at 30 June 2023, no person, other than a Director or chief executive of the Company, whose interests are set out in the section “Directors’ and Chief Executives’ Interests and Short Positions in Shares, Underlying Shares and Debentures” above, had registered an interest or short position in the Shares and underlying Shares of the Company as recorded in the register required to be kept by the Company pursuant to Section 336 of the SFO.

附註：

- (1) 樂景由裕威全資擁有及控制，並進一步由中駿控股全資擁有及控制，因此，根據證券及期貨條例，裕威及中駿控股被視為擁有樂景持有的股份權益。
- (2) 中駿控股由新昇擁有39.31%，並由東濤投資有限公司（「東濤」）及建世投資有限公司（「建世」）各自擁有5.45%。新昇、東濤及建世均由黃先生全資擁有。根據證券及期貨條例，新昇及黃先生被視為擁有中駿控股持有的股份權益。

除上文所披露者外，於二零二三年六月三十日，概無人士（除董事或本公司主要行政人員以外，其利益已載於上述「董事及主要行政人員於股份、相關股份及債權證的權益及淡倉」章節內）在本公司股份及相關股份中登記擁有記錄於本公司根據證券及期貨條例第336條須存置的登記冊的權益及淡倉。

Other Information

其他資料

CORPORATE GOVERNANCE

The Company has been committed to maintain a high standard of corporate governance so as to enhance the operational efficiency of the Company. The Company believes that such commitment is beneficial to safeguard the interests of the Company and its shareholders. During the Period, the Company has complied with all applicable code provisions under the Corporate Governance Code (the “CG Code”) set out in Part 2 of Appendix 14 to the Listing Rules. The Directors will use their best endeavors to ensure that the Company continues to comply with the CG Code.

AUDIT COMMITTEE AND REVIEW OF INTERIM REPORT

Pursuant to the provisions of the CG Code, the Company established the Audit Committee on 10 June 2021. In compliance with Rule 3.21 of the Listing Rules, the Audit Committee of the Company shall only consist of non-executive Directors and be chaired by an independent non-executive Director. The Audit Committee of the Company comprises two independent non-executive Directors and one non-executive Director, namely Mr. Pang Hon Chung as the chairman and Mr. Huang Youquan and Mr. Wang Yongping as the two members.

Mr. Pang Hon Chung, chairman of the Audit Committee, has considerable experience in accounting and financial management, which is in line with the requirement of Rule 3.10(2) of the Listing Rules which requires that at least one of the independent non-executive directors must have appropriate professional qualifications or accounting or related financial management expertise.

The responsibilities of the Audit Committee include overseeing the Company’s financial reporting system, risk management and internal control system, and reviewing the accounting principles and policies adopted by the Group. The Audit Committee has reviewed the unaudited interim report of the Group for the Period.

企業管治

本公司一向致力於堅持高標準的企業管治水平，以此促進公司運作效率。本公司相信，此堅持有利於保障公司以及股東的利益。期內，本公司一直遵守上市規則附錄十四第二部分所載的《企業管治守則》（「守則」）下所有適用守則條文。董事並將盡全力促使本公司繼續遵守守則。

審核委員會及審閱中期報告

根據守則規定，本公司於二零二一年六月十日成立審核委員會。遵照上市規則第3.21條的規定，本公司的審核委員會須只由非執行董事組成及出任主席者亦必須是獨立非執行董事。本公司審核委員會由二名獨立非執行董事及一名非執行董事組成：主席為彭漢忠先生，兩位成員為黃攸權先生及王永平先生。

審核委員會主席彭漢忠先生具有相當的會計及財務管理專長，符合上市規則第3.10(2)條所載「至少一名獨立非執行董事必須具備適當的專業資格，或具備適當的會計或相關財務管理專長」之規定。

審核委員會的職責包括監管本公司財務匯報制度、風險管理及內部監控系統，並審閱本集團所採納的會計原則及政策。審核委員會已審閱本集團期內的未經審核的中期報告。

OTHER INFORMATION 其他資料

MODEL CODE FOR SECURITIES TRANSACTIONS BY THE DIRECTORS

The Company has adopted the Model Code set out in Appendix 10 to the Listing Rules as its code of conduct for securities transactions by the Directors.

The Company has made specific enquiries of all the Directors and all the Directors confirmed that they have strictly complied with the required standards set out in the Model Code during the Period.

PURCHASE, REDEMPTION OR SALE OF LISTED SECURITIES OF THE COMPANY

The Company repurchased a total of 60,000,000 shares of the Company at an aggregate consideration of HKD114,785,650 on the Stock Exchange.

Particulars of the shares repurchased during the Period are as follows:

Month in which shares were repurchased	Date of cancellation	Number of shares repurchased (shares) 購回股份數目 (股)	Highest price paid per share (HKD) 每股最高價格 (港元)	Lowest price paid per share (HKD) 每股最低價格 (港元)	Total consideration paid (HKD) 支付總購買價 (港元)
January 2023 二零二三年一月	6 February 2023 二零二三年二月六日	60,000,000	1.96	1.89	114,785,650

Save as disclosed above, neither the Company or its subsidiaries had purchased, sold or redeemed any of the Company's listed securities.

董事進行證券交易的標準守則

本公司已採納上市規則附錄十所載之標準守則，作為董事進行證券交易的準則。

本公司已特別向全體董事查詢，並獲全體董事確認，期內，彼等一直嚴格遵守標準守則所規定之標準。

購買、贖回或出售本公司上市 證券

本公司於聯交所以總購買價114,785,650港元購回合共60,000,000股本公司股份。

於期內購回股份情況如下：

除上文所披露者外，本公司或其附屬公司概無購買、出售或贖回本公司任何上市證券。

OTHER INFORMATION 其他資料

INTERIM DIVIDEND

The Board has resolved not to declare any interim dividend for the Period (six months ended 30 June 2022: Nil).

By order of the Board
Wong Lun
Chairman

Hong Kong, China, 29 August 2023

中期股息

董事會決議不宣派期內任何中期股息(截至二零二二年六月三十日止六個月：無)。

承董事會命
主席
黃倫

中國香港，二零二三年八月二十九日

Interim Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income

中期簡明綜合損益及其他全面收益表

For the six months ended 30 June 2023 截至二零二三年六月三十日止六個月

		Six months ended 30 June 截至六月三十日止六個月	
		2023 二零二三年 (Unaudited) (未經審核) RMB'000 人民幣千元	2022 二零二二年 (Unaudited) (未經審核) RMB'000 人民幣千元
		Notes 附註	
REVENUE	收益	4	620,265
Cost of sales	銷售成本		(408,430)
Gross profit	毛利		211,835
Other income and gains	其他收入及收益	4	55,231
Selling and marketing expenses	銷售及營銷開支		(9,098)
Administrative expenses	行政開支		(61,434)
Finance cost	財務費用	5	(14)
Share of profit of a joint venture	應佔一家合營企業溢利		284
PROFIT BEFORE TAX	除稅前溢利	6	196,804
Income tax expense	稅項開支	7	(55,517)
PROFIT FOR THE PERIOD	期內溢利		141,287
OTHER COMPREHENSIVE INCOME:	其他全面收入：		
Other comprehensive income that may not be reclassified to profit or loss in subsequent periods:	可能不會在後續期間重新分類至損益的其他全面收入：		
Exchange differences on translation of foreign operations	換算海外業務的匯兌差額		14,351
OTHER COMPREHENSIVE INCOME FOR THE PERIOD	期內其他全面收入		14,351
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	期內全面收入總額		155,638

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

中期簡明綜合損益及其他全面收益表

For the six months ended 30 June 2023 截至二零二三年六月三十日止六個月

		Six months ended 30 June 截至六月三十日止六個月	
		2023 二零二三年 (Unaudited) (未經審核) RMB'000 人民幣千元	2022 二零二二年 (Unaudited) (未經審核) RMB'000 人民幣千元
		Note 附註	
Profit attributable to:	下列各項應佔溢利：		
Owners of the parent	母公司擁有人		134,216
Non-controlling interests	非控股權益		2,929
			141,287
Total comprehensive income attributable to:	下列各項應佔全面收入總額：		
Owners of the parent	母公司擁有人		146,305
Non-controlling interests	非控股權益		2,929
			155,638
EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT	母公司普通股權益持有人應佔每股盈利		
Basic and diluted	基本及攤薄	9	RMB6.47 cents 人民幣6.47分
			RMB6.82 cents 人民幣6.82分

Interim Condensed Consolidated Statement of Financial Position

中期簡明綜合財務狀況表

30 June 2023 二零二三年六月三十日

			30 June 2023 二零二三年 六月三十日 (Unaudited) (未經審核) RMB'000 人民幣千元	31 December 2022 二零二二年 十二月三十一日 (Audited) (經審核) RMB'000 人民幣千元
		Notes 附註		
NON-CURRENT ASSETS	非流動資產			
Property and equipment	物業及設備	10	34,419	34,464
Investment properties	投資物業		170	341
Goodwill	商譽		748	748
Intangible asset	無形資產		527	653
Prepayments	預付款項		6,484	8,379
Amount due from a related party	應收關聯方款項		754,144	644,445
Investment in a joint venture	於一家合營企業的投資		2,210	1,926
Deferred tax assets	遞延稅項資產		25,205	27,414
Total non-current assets	非流動資產總額		823,907	718,370
CURRENT ASSETS	流動資產			
Trade receivables	貿易應收款項	11	237,606	181,784
Prepayments, deposits and other receivables	預付款項、按金及其他應收款項		60,007	57,500
Pledged deposits	已抵押存款		-	1,000,000
Cash and cash equivalents	現金及現金等價物		2,162,958	1,227,290
Total current assets	流動資產總額		2,460,571	2,466,574
CURRENT LIABILITIES	流動負債			
Trade payables	貿易應付款項	12	84,045	75,058
Other payables and accruals	其他應付款項及應計費用		267,843	270,965
Contract liabilities	合約負債		247,248	197,808
Tax payable	應付稅項		45,984	52,325
Total current liabilities	流動負債總額		645,120	596,156
NET CURRENT ASSETS	流動資產淨值		1,815,451	1,870,418
TOTAL ASSETS LESS CURRENT LIABILITIES	總資產減流動負債		2,639,358	2,588,788

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

中期簡明綜合財務狀況表

30 June 2023 二零二三年六月三十日

			30 June 2023 二零二三年 六月三十日 (Unaudited) (未經審核) RMB'000 人民幣千元	31 December 2022 二零二二年 十二月三十一日 (Audited) (經審核) RMB'000 人民幣千元
		Note 附註		
NON-CURRENT LIABILITIES	非流動負債			
Lease liabilities	租賃負債		–	665
Deferred tax liabilities	遞延稅項負債		131	163
Total non-current liabilities	非流動負債總額		131	828
Net assets	資產淨值		2,639,227	2,587,960
EQUITY	權益			
Equity attributable to owners of the parent	母公司擁有人應佔權益			
Issued capital	已發行股本	13	16,742	17,292
Reserves	儲備		2,604,487	2,556,158
			2,621,229	2,573,450
Non-controlling interests	非控股權益		17,998	14,510
Total equity	權益總額		2,639,227	2,587,960

Interim Condensed Consolidated Statement of Changes in Equity

中期簡明綜合權益變動表

For the six months ended 30 June 2023 截至二零二三年六月三十日止六個月

		Attributable to owners of the parent 母公司擁有人應佔									
		Share Issued capital 已發行 股本 RMB'000 人民幣千元 (note 13) (附註13)	premium account 溢價賬 RMB'000 人民幣千元	Capital reserve 資本 儲備 RMB'000 人民幣千元	Merger reserve 合併 儲備 RMB'000 人民幣千元	Statutory surplus reserve 法定盈餘 儲備 RMB'000 人民幣千元	Exchange reserve 匯兌 儲備 RMB'000 人民幣千元	Retained profits 保留 溢利 RMB'000 人民幣千元	Total	Non- controlling interests 非控股 權益 RMB'000 人民幣千元	Total equity 權益 總計 RMB'000 人民幣千元
At 1 January 2023 (audited)	於二零二三年一月一日(經審核)	17,292	1,800,443*	460*	13,716*	24,237*	(27,099)*	744,401*	2,573,450	14,510	2,587,960
Profit for the period	期內溢利	-	-	-	-	-	-	137,799	137,799	3,488	141,287
Other comprehensive income for the period:	期內其他全面收入：										
Exchange differences on translation of foreign operations	換算海外業務的匯兌差額	-	-	-	-	-	14,351	-	14,351	-	14,351
Total comprehensive income for the period	期內全面收入總額	-	-	-	-	-	14,351	137,799	152,150	3,488	155,638
Transfer to statutory surplus reserve	轉撥至法定盈餘儲備	-	-	-	-	686	-	(686)	-	-	-
Share-based payment expenses	以股份為基礎的付款開支	-	853	-	-	-	-	-	853	-	853
Repurchase and cancellation of shares (note 13(a))	回購及註銷股份(附註13(a))	(550)	(104,674)	-	-	-	-	-	(105,224)	-	(105,224)
At 30 June 2023 (unaudited)	於二零二三年六月三十日(未經審核)	16,742	1,696,622*	460*	13,716*	24,923*	(12,748)*	881,514*	2,621,229	17,998	2,639,227
At 1 January 2022 (audited)	於二零二二年一月一日(經審核)	17,292	1,887,379	460	13,716	23,117	(46,883)	537,452	2,432,533	9,967	2,442,500
Profit for the period	期內溢利	-	-	-	-	-	-	134,216	134,216	2,929	137,145
Other comprehensive income for the period:	期內其他全面收入：										
Exchange differences on translation of foreign operations	換算海外業務的匯兌差額	-	-	-	-	-	12,089	-	12,089	-	12,089
Total comprehensive income for the period	期內全面收入總額	-	-	-	-	-	12,089	134,216	146,305	2,929	149,234
Transfer to statutory surplus reserve	轉撥至法定盈餘儲備	-	-	-	-	614	-	(614)	-	-	-
Share-based payment expenses	以股份為基礎的付款開支	-	789	-	-	-	-	-	789	-	789
2021 final dividend approved	已批准二零二一年末期股息	-	-	-	-	-	-	(88,551)	(88,551)	-	(88,551)
At 30 June 2022 (unaudited)	於二零二二年六月三十日(未經審核)	17,292	1,888,168	460	13,716	23,731	(34,794)	582,503	2,491,076	12,896	2,503,972

* These reserve accounts comprise the consolidated reserves of RMB2,604,487,000 (31 December 2022: RMB2,556,158,000) in the unaudited condensed consolidated statement of financial position.

* 該等儲備賬目包括於未經審核簡明綜合財務狀況表內的綜合儲備人民幣2,604,487,000元(二零二二年十二月三十一日：人民幣2,556,158,000元)。

Interim Condensed Consolidated Statement of Cash Flows

中期簡明綜合現金流量表

For the six months ended 30 June 2023 截至二零二三年六月三十日止六個月

		Six months ended 30 June 截至六月三十日止六個月	
		2023 二零二三年 (Unaudited) (未經審核) RMB'000 人民幣千元	2022 二零二二年 (Unaudited) (未經審核) RMB'000 人民幣千元
CASH FLOWS FROM OPERATING ACTIVITIES 經營活動所得現金流量			
Cash generated from operations	經營產生所得現金	160,785	88,637
Interest received	已收利息	22,852	8,542
Interest paid	已付利息	(14)	(241)
Income tax paid	已付所得稅	(59,681)	(42,232)
Net cash flows from operating activities	經營活動所得現金流量淨額	123,942	54,706
CASH FLOWS FROM INVESTING ACTIVITIES 投資活動所得現金流量			
Purchases of items of property and equipment	購置物業及設備項目	(10,721)	(3,689)
Proceeds from disposal of items of property and equipment	出售物業及設備項目所得款項	194	542
Increase in amount due from a related party	應收關聯方款項增加	(85,409)	-
Increase in time deposits with original maturity over three months	原到期日多於三個月之定期存款增加	-	(1,600,000)
Decrease in pledged time deposits	已抵押定期存款減少	1,000,000	-
Net cash flows from/(used in) investing activities	投資活動所得/(所用)現金流量淨額	904,064	(1,603,147)
CASH FLOWS FROM FINANCING ACTIVITIES 融資活動所得現金流量			
Decrease in amounts due to related parties	應付關聯方款項減少	-	(33,383)
Principal portion of lease payments	支付租賃本金部分	(1,460)	(2,386)
Repurchase and cancellation of shares	回購及註銷股份	(105,224)	-
Net cash flows used in financing activities	融資活動所用現金流量淨額	(106,684)	(35,769)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS 現金及現金等價物增加/(減少)淨額			
Cash and cash equivalents at beginning of period	期初現金及現金等價物	921,322	(1,584,210)
Effect of foreign exchange rate changes, net	匯率變動的影響淨額	264,790	2,899,610
		14,346	12,265
CASH AND CASH EQUIVALENTS AT END OF PERIOD 期末現金及現金等價物			
		1,200,458	1,327,665
ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS 現金及現金等價物結餘分析			
Cash and cash equivalents as stated in consolidated statement of financial position	綜合財務狀況表所列之現金及現金等價物	2,162,958	2,927,665
Less: Non-pledged time deposits with original maturity of over three months when acquired	減：購入原到期日多於三個月之未經抵押定期存款	(962,500)	(1,600,000)
		1,200,458	1,327,665

Notes to the Interim Condensed Consolidated Financial Statements

中期簡明綜合財務報表附註

30 June 2023 二零二三年六月三十日

1. BASIS OF PREPARATION

SCE Intelligent Commercial Management Holdings Limited (the “Company”) is a limited liability company incorporated in the Cayman Islands on 20 August 2019. The registered office address of the Company is Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY1-1111, Cayman Islands. The shares of the Company were listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) on 2 July 2021.

During the period, the Company and its subsidiaries (collectively referred to as the “Group”) was involved in the provision of property management services and commercial operational services in the People’s Republic of China (the “PRC”).

In the opinion of the directors of the Company, Happy Scene Global Limited (“Happy Scene”), a company incorporated in the British Virgin Islands (the “BVI”), is the immediate holding company of the Company, and China SCE Group Holdings Limited (together with its subsidiaries but excluding the Group, the “China SCE Group”), a company incorporated in the Cayman Islands and whose shares are listed on the Main Board of the Stock Exchange, is the controlling shareholder of the Company.

The unaudited interim condensed consolidated financial statements of the Group for the six months ended 30 June 2023 have been prepared in accordance with Hong Kong Accounting Standard (“HKAS”) 34 *Interim Financial Reporting* issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and the applicable disclosure requirements of the Rules Governing the Listing of Securities on the Stock Exchange (“Listing Rules”).

The unaudited interim condensed consolidated financial statements do not include all the information and disclosures required in the annual consolidated financial statements, and should be read in conjunction with the Group’s annual consolidated financial statements for the year ended 31 December 2022.

These unaudited interim condensed consolidated financial statements have been prepared under the historical cost convention. These unaudited interim condensed consolidated financial statements are presented in Renminbi (“RMB”) and all values are rounded to the nearest thousand (“RMB’000”) except when otherwise indicated.

1. 編製基準

中駿商管智慧服務控股有限公司(「本公司」)為於二零一九年八月二十日在開曼群島註冊成立的有限公司。本公司的註冊辦事處地址為Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY1-1111, Cayman Islands。於二零二一年七月二日，本公司股份於香港聯合交易所有限公司(「聯交所」)主板上市。

期間內，本公司及其附屬公司(統稱為「本集團」)在中華人民共和國(「中國」)提供物業管理服務及商業運營服務。

本公司董事認為，樂景環球有限公司(「樂景」)(一家在英屬處女群島註冊成立的公司)為本公司的直接控股公司，及中駿集團控股有限公司(連同其附屬公司但不包括本集團，統稱為「中駿集團」)(一家在開曼群島註冊成立的公司，其股份於聯交所主板上市)為本公司的控股股東。

本集團截至二零二三年六月三十日止六個月的未經審核中期簡明綜合財務報表乃根據香港會計師公會頒佈的香港會計準則第34號*中期財務報告*及聯交所證券上市規則(「上市規則」)的適用披露規定而編製。

未經審核中期簡明綜合財務報表並不包括年度綜合財務報表的一切所需資料及披露，並應與本集團截至二零二二年十二月三十一日止年度的全年綜合財務報表一併閱讀。

未經審核中期簡明綜合財務報表乃按歷史成本慣例編製。除另有註明外，該等財務報表均以人民幣(「人民幣」)呈列，而當中所有金額均約整至最接近的千位數(「人民幣千元」)。

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2. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

The accounting policies adopted in the preparation of the unaudited interim condensed consolidated financial statements are consistent with those applied in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2022, except for the adoption of the following new and revised Hong Kong Financial Reporting Standards ("HKFRSs") for the first time for the current period's financial information.

HKFRS 17	<i>Insurance Contracts</i>
Amendments to HKFRS 17	<i>Insurance Contracts</i>
Amendment to HKFRS 17	<i>Initial Application of HKFRS 17 and HKFRS 9 — Comparative Information</i>
Amendments to HKAS 1 and HKFRS Practice Statement 2	<i>Disclosure of Accounting Policies</i>
Amendments to HKAS 8	<i>Definition of Accounting Estimates</i>
Amendments to HKAS 12	<i>Deferred Tax related to Assets and Liabilities arising from a Single Transaction</i>
Amendments to HKAS 12	<i>International Tax Reform — Pillar Two Model Rules</i>

2. 會計政策及披露之變動

編製未經審核中期簡明綜合財務報表採納的會計政策與該等使用於編製本集團截至二零二二年十二月三十一日止年度的年度綜合財務報表一致，除就目前期間的財務資料首次採納以下新訂及經修訂香港財務報告準則外。

香港財務報告準則第17號	保險合約
香港財務報告準則第17號(修訂本)	保險合約
香港財務報告準則第17號(修訂本)	初始應用香港財務報告準則第17號及香港財務報告準則第9號 — 比較資料
香港會計準則第1號及香港財務報告準則實務報告第2號(修訂本)	會計政策披露
香港會計準則第8號(修訂本)	會計估計的定義
香港會計準則第12號(修訂本)	與單一交易產生的資產及負債有關的遞延稅項
香港會計準則第12號(修訂本)	國際稅務改革 — 第二重大標準規則

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2. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (Continued)

The nature and impact of the new and revised HKFRSs that are applicable to the Group are described below:

- (a) Amendments to HKAS 1 require entities to disclose their material accounting policy information rather than their significant accounting policies. Accounting policy information is material if, when considered together with other information included in an entity's financial statements, it can reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements. Amendments to HKFRS Practice Statement 2 provide non-mandatory guidance on how to apply the concept of materiality to accounting policy disclosures. The Group has applied the amendments since 1 January 2023. The amendments did not have any impact on the Group's interim condensed consolidated financial information but are expected to affect the accounting policy disclosures in the Group's annual consolidated financial statements.
- (b) Amendments to HKAS 8 clarify the distinction between changes in accounting estimates and changes in accounting policies. Accounting estimates are defined as monetary amounts in financial statements that are subject to measurement uncertainty. The amendments also clarify how entities use measurement techniques and inputs to develop accounting estimates. The Group has applied the amendments to changes in accounting policies and changes in accounting estimates that occur on or after 1 January 2023. Since the Group's policy of determining accounting estimates aligns with the amendments, the amendments did not have any impact on the financial position or performance of the Group.

2. 會計政策及披露之變動(續)

適用於本集團的新訂及經修訂香港財務報告準則的性質及影響概述如下：

- (a) 香港會計準則第1號(修訂本)要求實體披露其重要會計政策資料，而非其重大會計政策。倘會計政策資料與實體財務報表所載其他資料一併考慮時，可能合理預期影響一般用途財務報表的主要使用者基於該等財務報表作出的決定，則該等資料屬重要。香港財務報告準則實務聲明第2號(修訂本)就如何將重要性概念應用於會計政策披露提供非強制性指引。本集團已自二零二三年一月一日起採納該等修訂。該等修訂對本集團的中期簡明綜合財務資料並無任何影響，但預計將會影響本集團年度綜合財務報表中的會計政策披露。
- (b) 香港會計準則第8號(修訂本)釐清會計估計變動與會計政策變動之間的不同。會計估計的定義為財務報表內存有計量不確定性的貨幣金額。該等修訂亦釐清實體為作出會計估計而如何使用計量方法及輸入數據。本集團已將該等修訂應用於二零二三年一月一日及之後發生之會計政策變動與會計估計變動上。由於本集團釐定會計估計的政策與該等修訂一致，該等修訂對本集團之財務狀況或表現並無任何影響。

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2. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (Continued)

The nature and impact of the new and revised HKFRSs that are applicable to the Group are described below: (Continued)

- (c) Amendments to HKAS 12 *Deferred Tax related to Assets and Liabilities arising from a Single Transaction* narrow the scope of the initial recognition exception in HKAS 12 so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences, such as leases and decommissioning obligations. Therefore, entities are required to recognise a deferred tax asset (provided that sufficient taxable profit is available) and a deferred tax liability for temporary differences arising from these transactions. The amendments did not have any significant impact on the financial position or performance of the Group.

3. OPERATING SEGMENT INFORMATION

The Group is principally engaged in the provision of property management services, value-added services and commercial operational services. Information reported to the Group's chief operating decision maker, for the purpose of resource allocation and performance assessment, focuses on the operating results of the Group as a whole as the Group's resources are integrated and no discrete operating segment information is available. Accordingly, no operating segment information is presented.

Geographical information

No geographical information is presented as the Group's revenue from the external customers is derived solely from its operation in Mainland China during the six months ended 30 June 2023 and 2022 and the non-current assets of the Group are substantially located in the PRC as at 30 June 2023 and 31 December 2022.

2. 會計政策及披露之變動(續)

適用於本集團的新訂及經修訂香港財務報告準則的性質及影響概述如下：(續)

- (c) 香港會計準則第12號(修訂本)與單一交易產生的資產及負債有關的遞延稅項縮窄了其初始確認豁免的範圍，使其不再適用於產生同等應課稅及可扣減暫時性差異的交易(如租賃及棄置義務)。因此，實體須就該等交易產生的暫時性差異確認遞延稅項資產(在有足夠的應課稅溢利情況下)及遞延稅項負債。該等修訂並無對本集團的財務狀況或表現造成任何重大影響。

3. 經營分部資料

本集團主要從事提供物業管理服務、增值服務及商業運營服務。就資源分配及績效評估向本集團主要營運決策人呈報的資料，集中於本集團的整體經營業績，因為本集團的資源經已整合且並無可用的獨立經營分部資料。故此，並無呈列經營分部資料。

地區資料

截至二零二三年及二零二二年六月三十日止六個月本集團來自外部客戶的收益僅來自其於中國內地的經營所得及於二零二三年六月三十日及二零二二年十二月三十一日本集團的絕大部分非流動資產位於中國內地。故此，並無呈列地區資料。

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3. OPERATING SEGMENT INFORMATION

(Continued)

Information about major customers

For the six months ended 30 June 2023 and 2022, revenue from the China SCE Group contributed 13.7% and 22.7% of the Group's revenue, respectively.

Other than the revenue from the China SCE Group, no revenue derived from sales to a single customer or a group of customers under common control accounted for 10% or more of the Group's revenue for the six months ended 30 June 2023 and 2022.

4. REVENUE, OTHER INCOME AND GAINS

An analysis of the Group's revenue is as follows:

3. 經營分部資料(續)

主要客戶資料

截至二零二三年及二零二二年六月三十日止六個月，來自中駿集團的收益分別貢獻本集團收益的13.7%及22.7%。

除來自中駿集團的收益外，概無源於向單一客戶或受共同控制的一組客戶作出的銷售收益佔本集團於截至二零二三年及二零二二年六月三十日止六個月收益的10%或以上。

4. 收益、其他收入及收益

本集團收益分析如下：

		Six months ended 30 June 截至六月三十日止六個月	
		2023 二零二三年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2022 二零二二年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Type of goods or services	貨品或服務類型		
<i>Revenue from contracts with customers</i>	<i>來自客戶合同的收益</i>		
Property management services	物業管理服務	430,550	379,779
Value-added services	增值服務	183,318	199,808
Commercial operational services	商業運營服務	6,397	25,036
		620,265	604,623

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4. REVENUE, OTHER INCOME AND GAINS (Continued)

(a) Disaggregated revenue information

For the six months ended 30 June 2023

		Property management services 物業管理服務 RMB'000 人民幣千元 (Unaudited) (未經審核)	Value-added services 增值服務 RMB'000 人民幣千元 (Unaudited) (未經審核)	Commercial operational services 商業運營服務 RMB'000 人民幣千元 (Unaudited) (未經審核)	Total 總計 RMB'000 人民幣千元 (Unaudited) (未經審核)
Timing of revenue recognition	收益確認的時間				
Services transferred over time	按時段轉讓的服務	430,550	170,491	-	601,041
Services transferred at a point in time	於某一時間點轉讓的服務	-	12,827	6,397	19,224
Total revenue from contracts with customers	客戶合同收益總額	430,550	183,318	6,397	620,265

For the six months ended 30 June 2022

		Property management services 物業管理服務 RMB'000 人民幣千元 (Unaudited) (未經審核)	Value-added services 增值服務 RMB'000 人民幣千元 (Unaudited) (未經審核)	Commercial operational services 商業運營服務 RMB'000 人民幣千元 (Unaudited) (未經審核)	Total 總計 RMB'000 人民幣千元 (Unaudited) (未經審核)
Timing of revenue recognition	收益確認的時間				
Services transferred over time	按時段轉讓的服務	379,779	172,469	7,076	559,324
Services transferred at a point in time	於某一時間點轉讓的服務	-	27,339	17,960	45,299
Total revenue from contracts with customers	客戶合同收益總額	379,779	199,808	25,036	604,623

4. 收益、其他收入及收益(續)

(a) 收益分拆資料

截至二零二三年六月三十日止六個月

截至二零二二年六月三十日止六個月

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4. REVENUE, OTHER INCOME AND GAINS

(Continued)

(a) Disaggregated revenue information

(Continued)

Value-added services include residential property agency services provided by the Group to individual customers by referring the customers to residential units owned by property developers and providing them with price negotiation assistance and administrative services. The Group charged the customers at mutually agreed service fees. During the six months ended 30 June 2022, the property agency services income earned of RMB2,943,000 was related to the residential units sold by the China SCE Group.

(b) Other income and gains

An analysis of the Group's other income and gains is as follows:

4. 收益、其他收入及收益(續)

(a) 收益分拆資料(續)

增值服務包括本集團向個人客戶提供住宅物業代理服務，將客戶轉介至物業開發商擁有的住宅單位，並為其提供價格談判協助及行政服務。本集團按雙方協定的服務費向客戶收取。截至二零二二年六月三十日止六個月，所賺取的物業代理服務收入人民幣2,943,000元與中駿集團出售的住宅單位有關。

(b) 其他收入及收益

本集團其他收入及收益的分析如下：

		Six months ended 30 June 截至六月三十日止六個月	
		2023 二零二三年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2022 二零二二年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Bank interest income	銀行利息收入	21,278	10,065
Gain on disposal of items of property and equipment, net	出售物業及設備項目收益淨額	4	117
Gain on termination of leases	租賃終止收益	-	188
Forfeiture income on deposits received	已收按金沒收收入	203	221
Government grants	政府補助	9,194	1,892
Interest income on amount due from a related party	應收關聯方款項的利息收入	24,290	-
Others	其他	262	324
		55,231	12,807

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5. FINANCE COST

An analysis of the Group's finance cost is as follows:

		Six months ended 30 June 截至六月三十日止六個月	
		2023 二零二三年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2022 二零二二年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Interest on lease liabilities	租賃負債的利息	14	241

6. PROFIT BEFORE TAX

The Group's profit before tax is arrived at after charging/(crediting):

		Six months ended 30 June 截至六月三十日止六個月	
		2023 二零二三年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2022 二零二二年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Cost of services provided*	已提供服務的成本*	408,430	352,867
Depreciation of property and equipment	物業及設備折舊	7,320	6,189
Depreciation of right-of-use assets	使用權資產折舊	1,087	2,451
Depreciation of investment properties**	投資物業折舊**	171	172
Amortisation of an intangible asset	無形資產攤銷	126	127
Gain on disposal of property and equipment, net	出售物業及設備的收益淨額	(4)	(117)
Loss/(gain) on termination of leases	租賃終止虧損/(收益)	280	(188)
Employee benefit expense (including directors' remuneration):	僱員福利開支 (包括董事酬金):		
Salaries, bonuses and benefits in kind	薪金、花紅及實物利益	218,133	233,883
Share-based payment expenses	以股份為基礎的付款開支	853	789
Pension scheme contributions	退休金計劃供款	39,916	37,897
		258,902	272,569
Foreign exchange differences, net	匯兌損益淨額	(125)	4,435

5. 財務費用

本集團財務費用分析如下：

6. 除稅前溢利

本集團除稅前溢利已扣除/(計入)下列各項：

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6. PROFIT BEFORE TAX (Continued)

- * Cost of services provided included an aggregate amount of RMB224,238,000 and RMB213,442,000 for each of the six months ended 30 June 2023 and 2022, respectively, which comprised employee benefit expense and depreciation of investment properties. These amounts comprised of the respective expense items disclosed above.
- ** The depreciation of investment properties amounting to RMB171,000 and RMB172,000 were included in the cost of services provided for each of the six months ended 30 June 2023 and 2022, respectively.

7. INCOME TAX

The Group is subject to income tax on an entity basis on profits arising in or derived from the tax jurisdictions in which the Group's subsidiaries are domiciled and operate. Pursuant to the rules and regulations of the Cayman Islands and the BVI, the entities within the Group incorporated in the Cayman Islands and the BVI are not subject to any income tax. No provision for Hong Kong profits tax has been made during the periods as the Group did not generate any assessable profits arising in Hong Kong during these periods.

Subsidiaries of the Group operating in Mainland China are subject to the PRC corporate income tax ("CIT") at a rate of 25% for the periods. Certain subsidiaries of the Group in Mainland China satisfied the Inclusive Tax Deduction and Exemption Policies for Micro and Small Enterprises. For a small low-profit enterprise, the portion of annual taxable income which does not exceed RMB3,000,000 shall be calculated at a reduced rate of 25% as taxable income and be subject to CIT at a rate of 20%.

6. 除稅前溢利(續)

- * 已提供服務的成本已分別包括截至二零二三年及二零二二年六月三十日止各六個月的總金額人民幣224,238,000元及人民幣213,442,000元為僱員福利開支及投資物業折舊。該等金額包括上文所披露的相關開支項目。
- ** 人民幣171,000元及人民幣172,000元的投資物業折舊乃分別計入截至二零二三年及二零二二年六月三十日止各六個月已提供服務的成本。

7. 稅項開支

本集團須就本集團附屬公司註冊及經營所在稅務司法權區產生或源自其的溢利按實體基準繳納所得稅。根據開曼群島及英屬處女群島的規則及法規，本集團於開曼群島及英屬處女群島註冊成立的實體毋須繳納任何所得稅。期內並無計提香港利得稅撥備，因為本集團於該等期內並無於香港產生任何應課稅溢利。

期間本集團於中國內地運營的附屬公司乃按25%的稅率繳納中國企業所得稅(「企業所得稅」)。本集團於中國內地的若干附屬公司符合小微企業普惠性稅收減免政策。就小型微利企業而言，年度應課稅所得額不超過人民幣3,000,000元的部分，減按25%計入應課稅所得額，並按20%的稅率繳納企業所得稅。

Six months ended 30 June 截至六月三十日止六個月

		2023 二零二三年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2022 二零二二年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Current	即期	53,340	49,124
Deferred	遞延	2,177	(31)
Total tax charge for the period	期內稅項開支總額	55,517	49,093

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8. DIVIDEND

The board of directors has resolved not to declare payment of an interim dividend for the six months ended 30 June 2023 (six months ended 30 June 2022: Nil).

9. EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT

The calculation of the basic earnings per share amounts is based on the profit during the period attributable to ordinary equity holders of the parent of RMB137,799,000 (six months ended 30 June 2022: RMB134,216,000), and the weighted average number of ordinary shares of 2,019,857,000 (six months ended 30 June 2022: 2,075,000,000) in issue during the period.

No adjustment has been made to the basic earnings per share amounts presented for the six months ended 30 June 2023 and 2022 in respect of a dilution as the Group had no potential dilutive ordinary shares in issue during these periods.

10. PROPERTY AND EQUIPMENT

During the six months ended 30 June 2023, the Group acquired assets at a total cost of RMB11,216,000 (six months ended 30 June 2022: RMB5,567,000).

Assets with a net book value of RMB190,000 were disposed of by the Group during the six months ended 30 June 2023 (six months ended 30 June 2022: RMB425,000), resulting in a net gain on disposal of RMB4,000 (six months ended 30 June 2022: net gain of RMB117,000).

8. 股息

董事會決議不宣派截至二零二三年六月三十日止六個月的中期股息(二零二二年六月三十日止六個月：無)。

9. 母公司普通股權益持有人應佔每股盈利

計算每股基本盈利金額基於期內母公司普通股權益持有人應佔溢利人民幣137,799,000元(二零二二年六月三十日止六個月：人民幣134,216,000元)，以及期內發行的2,019,857,000加權平均普通股數量(二零二二年六月三十日止六個月：2,075,000,000)。

截至二零二三年及二零二二年六月三十日止六個月，每股基本盈利金額呈列並無就攤薄作出任何調整，乃由於本集團於期內並無已發行潛在攤薄普通股。

10. 物業及設備

截至二零二三年六月三十日止六個月，本集團收購資產的總成本為人民幣11,216,000元(二零二二年六月三十日止六個月：人民幣5,567,000元)。

截至二零二三年六月三十日止六個月，本集團出售賬面淨值為人民幣190,000元(二零二二年六月三十日止六個月：人民幣425,000元)的資產，錄得出售收益淨額人民幣4,000元(二零二二年六月三十日止六個月：收益淨額人民幣117,000元)。

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11. TRADE RECEIVABLES

Trade receivables represented receivables arising from property management services, commercial operational services and other related services. For trade receivables from property management services, the Group charges property management fees on a quarterly or monthly basis and the payment is generally due upon the issuance of demand notes. For trade receivables from other services, the Group's trading terms with its customers are mainly on credit and the credit period is generally within six months. The Group seeks to maintain strict control over its outstanding receivables. Overdue balances are reviewed regularly by management. Except for the balances with the China SCE Group and joint ventures and associates of the China SCE Group, the Group's trade receivables relate to a number of diversified customers, there is no significant concentration of credit risk. The Group does not hold any collateral or other credit enhancements over its trade receivable balances. Trade receivables are interest-free.

The amounts due from the China SCE Group and joint ventures and associates of the China SCE Group are repayable on credit terms similar to those offered to the major customers of the Group.

An ageing analysis of the trade receivables as at the end of the reporting period, based on the invoice date and net of loss allowance, is as follows:

11. 貿易應收款項

貿易應收款項指來自物業管理服務、商業運營服務及其他相關服務的應收款項。就來自物業管理服務的貿易應收款項而言，本集團按季度或月度基準收取物業管理費，通常在發出付款通知後到期付款。就來自其他服務的貿易應收款項而言，本集團與客戶的交易條款主要為信貸，信貸期限一般為六個月內。本集團力求嚴格控制其未收回的應收款項。管理層定期審查逾期結餘。除與中駿集團及中駿集團的合營企業和聯營公司的結餘外，本集團的貿易應收款項與大量多元化客戶有關，因此並無重大信貸集中風險。本集團並無就其貿易應收款項結餘持有任何抵押物或其他信貸提升措施。貿易應收款項為免息。

應收中駿集團及中駿集團的合營企業和聯營公司的款項須按提供予本集團主要客戶的類似信貸條款償還。

於報告期間結束時，貿易應收款項的賬齡分析（基於發票日期並扣除虧損撥備）如下：

		30 June 2023 二零二三年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2022 二零二二年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Current to 90 days	即期至90天	118,006	145,221
91 to 180 days	91至180天	56,233	22,039
181 to 365 days	181至365天	52,646	7,385
Over 365 days	365天以上	10,721	7,139
		237,606	181,784

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12. TRADE PAYABLES

An ageing analysis of the trade payables as at the end of the reporting period, based on the invoice date, is as follows:

		30 June 2023 二零二三年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2022 二零二二年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Current to 90 days	即期至90天	69,108	64,605
91 to 365 days	91至365天	12,522	5,689
Over 365 days	365天以上	2,415	4,764
		84,045	75,058

12. 貿易應付款項

於報告期間結束時，貿易應付款項的賬齡分析(基於發票日期)如下：

13. SHARE CAPITAL

		30 June 2023 二零二三年 六月三十日 (Unaudited) (未經審核)	31 December 2022 二零二二年 十二月三十一日 (Audited) (經審核)
Authorised (number of shares):	法定(股份數量)：		
Ordinary shares of HK\$0.01	每股面值0.01港元普通股		
(31 December 2022: HK\$0.01)	(二零二二年十二月三十一日： 0.01港元)	5,000,000,000	5,000,000,000

13. 股本

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13. SHARE CAPITAL (Continued)

13. 股本(續)

	30 June 2023 二零二三年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2022 二零二二年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Issued and fully paid:		
2,015,000,000 (31 December 2022:		
2,075,000,000) ordinary shares of		
HK\$0.01 (31 December 2022:		
HK\$0.01) each		
	16,742	17,292

A summary of movements in the Company's issued share capital during the period is as follows:

期內本公司已發行股本的變動概述如下：

		Number of share in issue 已發行股份數目	Issued capital 已發行股本 RMB'000 人民幣千元	Share premium account 股份溢價賬 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
At 1 January 2022 (audited)	於二零二二年一月一日 (經審核)	2,075,000,000	17,292	1,887,379	1,904,671
Share-based payment expenses	以股份為基礎的付款開支	-	-	1,614	1,614
2021 final dividend	二零二一年末期股息	-	-	(88,550)	(88,550)
At 31 December 2022 and 1 January 2023 (audited)	於二零二二年十二月三十一日 及二零二三年一月一日 (經審核)	2,075,000,000	17,292	1,800,443	1,817,735
Share-based payment expenses	以股份為基礎的付款開支	-	-	853	853
Repurchase and cancellation of shares (note (a))	回購及註銷股份 (附註(a))	(60,000,000)	(550)	(104,674)	(105,224)
At 30 June 2023 (unaudited)	於二零二三年六月三十日 (未經審核)	2,015,000,000	16,742	1,696,622	1,713,364

Note:

(a) In January 2023, the Company repurchased in total 60,000,000 of its shares on the Stock Exchange at a total consideration of approximately HK\$114,786,000 (equivalent to approximately RMB105,224,000). The repurchased shares have been cancelled on 6 February 2023.

附註：

(a) 於二零二三年一月，本公司於聯交所合計購回60,000,000股股份，總代價約114,786,000港元(相等於人民幣105,224,000元)。購回股份已於二零二三年二月六日註銷。

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14. COMMITMENTS

The Group had the following capital commitments at the end of the reporting period:

		30 June 2023 二零二三年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2022 二零二二年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Contracted, but not provided for:	已訂約但未撥備：		
Acquisition of office equipment	收購辦公設備	19,677	16,975

14. 承擔

於報告期間結束時，本集團擁有以下資本承擔：

15. RELATED PARTY TRANSACTIONS

(a) Outstanding balances with related companies

		30 June 2023 二零二三年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2022 二零二二年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Due from related companies	應收關聯公司款項		
Trade related	貿易相關		
China SCE Group	中駿集團	94,306	82,869
Joint ventures of the China SCE Group	中駿集團的合營企業	11,412	13,972
Associates of the China SCE Group	中駿集團的聯營公司	2,328	1,209
		108,046	98,050
Impairment	減值	(1,683)	(1,683)
		106,363	96,367
Due from a related party	應收關聯方款項		
Non-trade related	非貿易相關		
China SCE Group	中駿集團	758,875	649,176
Impairment	減值	(4,731)	(4,731)
		754,144	644,445

15. 關聯方交易

(a) 與關聯公司的未付結餘

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15. RELATED PARTY TRANSACTIONS (Continued)

15. 關聯方交易 (續)

(a) Outstanding balances with related companies (Continued)

(a) 與關聯公司的未付結餘 (續)

		30 June 2023 二零二三年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2022 二零二二年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Due to related companies	應付關聯公司款項		
Other payables	其他應付款項		
China SCE Group	中駿集團	-	371
Contract liabilities	合約負債		
China SCE Group	中駿集團	4,832	1,278
Companies controlled by Mr. Wong Lun and his family members (together with Mr. Wong Lun, the "Wong Family")	黃倫先生及其家族成員 (連同黃倫先生即「黃氏家族」) 控制的公司	197	111
		5,029	1,389

The non-trade amount due from a related party is secured, bears fixed interest at 7% per annum and not repayable within the next twelve months.

應收關聯方的非貿易款項為有抵押，年利率固定為7%及於未來12個月內不用償還。

(b) The following transactions were carried out with related parties during the period:

(b) 期內已與關聯方進行以下交易：

		Six months ended 30 June 截至六月三十日止六個月	
		2023 二零二三年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2022 二零二二年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Property management service income from the China SCE Group	來自中駿集團的物業管理服務收入	12,334	11,212
Property management service income from the associates and joint ventures of the China SCE Group	來自中駿集團的聯營公司及合營企業的物業管理服務收入	1,901	929
Property management service income from the Wong Family	來自黃氏家族的物業管理服務收入	880	710

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15. RELATED PARTY TRANSACTIONS (Continued)

(b) The following transactions were carried out with related parties during the period: (Continued)

15. 關聯方交易(續)

(b) 期內已與關聯方進行以下交易：
(續)

		Six months ended 30 June 截至六月三十日止六個月	
		2023 二零二三年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2022 二零二二年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Value-added service income from the China SCE Group	來自中駿集團的增值服務收入	72,494	114,987
Value-added service income from the associates and joint ventures of the China SCE Group	來自中駿集團的聯營公司及合營企業的增值服務收入	7,171	12,157
Value-added service income from the Wong Family	來自黃氏家族的增值服務收入	108	53
Commercial operational service income from the China SCE Group	來自中駿集團的商業運營服務收入	708	11,321
Rental and utility expenses paid to the China SCE Group	向中駿集團支付的租金及公用事業費用	212	114
Rental payments paid to the China SCE Group*	向中駿集團支付的租金支出*	1,807	2,255
Purchase of car parking spaces from the China SCE Group	向中駿集團購買停車位	385	450
Short-term lease expenses for car parks, common areas and advertising space paid to the China SCE Group	向中駿集團支付的停車場、公共區域及廣告位的短期租賃開支	5,625	4,698
Interest income on amount due from the China SCE Group	來自應收中駿集團款項的利息收入	24,290	-

* During the six months ended 30 June 2023 and 2022, the Group leased certain properties from the China SCE Group and the rental payments were made to reduce the corresponding lease liabilities.

These transactions were carried out in accordance with the terms and conditions mutually agreed by the parties involved.

All of the above related party transactions also constitute connected transactions or continuing connected transactions as defined in Chapter 14A of the Listing Rules.

* 於截至二零二三年及二零二二年六月三十日止各六個月，本集團向中駿集團租賃若干物業及租金支出用以減少相應的租賃負債。

該等交易乃按所涉各方共同協定的條款及條件進行。

上述所有關聯方交易亦構成上市規則第14A章所定義之關連交易或持續關連交易。

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15. RELATED PARTY TRANSACTIONS (Continued)

(c) Compensation of key management personnel of the Group

In the opinion of the Company's directors, the directors of the Company represent the key management personnel of the Group. The summary of compensation of key management personnel of the Group is as follows:

		Six months ended 30 June 截至六月三十日止六個月	
		2023 二零二三年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2022 二零二二年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Short term employee benefits	短期僱員福利	3,996	3,653
Post-employment benefits	離職後福利	189	169
Share-based payment expenses	以股份為基礎的付款開支	849	784
		5,034	4,606

16. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS

The carrying amounts of the Group's financial instruments reasonably approximate to their fair values.

Management has assessed that the fair values of trade receivables, financial assets included in prepayments, deposits and other receivables, cash and cash equivalents, pledged deposits, trade payables, financial liabilities included in other payables and accruals, and balances with related companies approximate to their carrying amounts largely due to the short term maturities of these instruments.

The Group did not have any financial instruments measured at fair value as at 30 June 2023 and 31 December 2022.

15. 關聯方交易(續)

(c) 本集團主要管理人員薪酬

本公司董事認為，本公司董事即本集團主要管理人員。以下為本集團主要管理人員薪酬的概要：

16. 金融工具的公允值及公允值層級

本集團金融工具的賬面值乃合理地與其公允值相若。

管理層已評估貿易應收款項、計入預付款項、按金及其他應收款項的金融資產、現金及現金等價物、已抵押存款、貿易應付款項、計入其他應付款項及應計費用的金融負債，以及與關聯公司的結餘的公允值與其賬面值相若，主要是由於該等工具的到期期限較短。

於二零二三年六月三十日及二零二二年十二月三十一日，本集團並無任何按公允值計量的金融工具。

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17. APPROVAL OF THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

These unaudited interim condensed consolidated financial statements were approved by the board of directors of the Company on 29 August 2023.

17. 批准未經審核中期簡明綜合 財務報表

此等未經審核中期簡明綜合財務報表於二零二三年八月二十九日經本公司董事會批准。



中駿商管

中駿商管智慧服務控股有限公司

**SCE Intelligent Commercial
Management Holdings Limited**