

PARKSON 百盛
Retail Group Limited
商業集團有限公司

Stock Code 股份代號:3368

Interim
Report
2023
中期報告



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CORPORATE INFORMATION 公司資料

AS OF THE DATE OF THIS REPORT

BOARD OF DIRECTORS

EXECUTIVE DIRECTORS:

Tan Sri Cheng Heng Jem (*Chairman*)
Juliana Cheng San San

NON-EXECUTIVE DIRECTOR:

Dato' Sri Dr. Hou Kok Chung

INDEPENDENT NON-EXECUTIVE DIRECTORS:

Dato' Fu Ah Kiow
Yau Ming Kim, Robert
Datuk Koong Lin Loong

REGISTERED OFFICE

Third Floor, Century Yard,
Cricket Square, P.O. Box 902
Grand Cayman, KY1-1103
Cayman Islands

HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS

5th Floor, Metro Plaza
No. 555 Loushanguan Road
Changning District
Shanghai 200051
China

PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Room 1010, 10th Floor
Harcourt House
39 Gloucester Road
Wanchai, Hong Kong

COMPANY SECRETARY

Yuen Wing Yan, Winnie, FCG, HKFCG (PE)

AUTHORISED REPRESENTATIVES

Tan Sri Cheng Heng Jem
Yuen Wing Yan, Winnie

AUDIT COMMITTEE

Dato' Fu Ah Kiow (*Chairman*)
Yau Ming Kim, Robert
Dato' Sri Dr. Hou Kok Chung
Datuk Koong Lin Loong

截至本報告日期

董事會

執行董事：

丹斯里鍾廷森 (*主席*)
鍾珊珊

非執行董事：

拿督斯里何國忠博士

獨立非執行董事：

拿督胡亞橋
丘銘劍
拿督孔令龍

註冊辦事處

Third Floor, Century Yard,
Cricket Square, P.O. Box 902
Grand Cayman, KY1-1103
Cayman Islands

總辦事處及主要營業地點

中國
上海市200051
長寧區
婁山關路555號
長房國際廣場5樓

香港主要營業地點

香港灣仔
告士打道39號
夏慤大廈
10樓1010室

公司秘書

袁穎欣FCG, HKFCG (PE)

法定代表

丹斯里鍾廷森
袁穎欣

審核委員會

拿督胡亞橋 (*主席*)
丘銘劍
拿督斯里何國忠博士
拿督孔令龍

REMUNERATION COMMITTEE

Yau Ming Kim, Robert (*Chairman*)
Tan Sri Cheng Heng Jem
Datuk Koong Lin Loong

NOMINATION COMMITTEE

Tan Sri Cheng Heng Jem (*Chairman*)
Yau Ming Kim, Robert
Dato' Fu Ah Kiow

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Tricor Services (Cayman Islands) Limited
Third Floor, Century Yard,
Cricket Square, P.O. Box 902
Grand Cayman, KY1-1103
Cayman Islands

HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

Tricor Investor Services Limited
17/F, Far East Finance Centre
16 Harcourt Road
Hong Kong

PRINCIPAL BANKERS IN THE PRC

China Zheshang Bank
Bank of China
Agricultural Bank of China
Industrial and Commercial Bank of China
China Construction Bank
China Merchants Bank
Bank of Communications

PRINCIPAL BANKERS IN HONG KONG

BNP Paribas Hong Kong Branch
Standard Chartered Bank (Hong Kong) Limited
The Hong Kong and Shanghai Banking Corporation Limited
Bank of China (Hong Kong)

AUDITOR

Grant Thornton Hong Kong Limited
Certified Public Accountants

WEBSITE

www.parksongroup.com.cn

薪酬委員會

丘銘劍 (*主席*)
丹斯里鍾廷森
拿督孔令龍

提名委員會

丹斯里鍾廷森 (*主席*)
丘銘劍
拿督胡亞橋

主要股份過戶登記處

Tricor Services (Cayman Islands) Limited
Third Floor, Century Yard,
Cricket Square, P.O. Box 902
Grand Cayman, KY1-1103
Cayman Islands

香港股份過戶登記分處

卓佳證券登記有限公司
香港
夏慤道16號
遠東金融中心17樓

中國主要往來銀行

浙商銀行
中國銀行
中國農業銀行
中國工商銀行
中國建設銀行
招商銀行
交通銀行

香港主要往來銀行

法國巴黎銀行香港分行
渣打銀行(香港)有限公司
香港上海滙豐銀行有限公司
中國銀行(香港)

核數師

致同(香港)會計師事務所有限公司
執業會計師

網址

www.parksongroup.com.cn



FINANCIAL HIGHLIGHTS 財務摘要

Total operating revenues for the period amounted to RMB2,218.2 million, representing an increase of 11.3% as compared to RMB1,993.4 million for the corresponding period of last year.

Same store sales ("SSS") for the period increased by 4.9%.

Total gross sales proceeds ("GSP") inclusive of value-added tax for the period were RMB5,365.5 million, representing a year-on-year increase of 7.3%.

Profit from operations for the period was RMB264.8 million, representing an increase of RMB262.1 million as compared to RMB2.7 million for the corresponding period of last year.

Profit attributable to owners of the Company for the period was RMB63.1 million, as compared to a loss attributable to owners of the Company of RMB181.8 million recorded for the corresponding period of last year.

Declared interim dividend of RMB0.01 per share.

期內經營收益總額為人民幣2,218.2百萬元，較去年同期的人民幣1,993.4百萬元增長11.3%。

期內同店銷售（「同店銷售」）增長4.9%。

期內銷售所得款項總額（「銷售所得款項總額」）（含增值稅）為人民幣5,365.5百萬元，同比增長7.3%。

期內經營利潤為人民幣264.8百萬元，較去年同期的人民幣2.7百萬元增加人民幣262.1百萬元。

期內本公司所有人應佔利潤為人民幣63.1百萬元，而去年同期錄得本公司所有人應佔虧損人民幣181.8百萬元。

已宣派中期股息每股人民幣0.01元。

INDEPENDENT REVIEW REPORT 獨立審閱報告



To the board of directors of Parkson Retail Group Limited
(incorporated in the Cayman Islands with limited liability)

致百盛商業集團有限公司董事會
(於開曼群島註冊成立的有限公司)

INTRODUCTION

引言

We have reviewed the interim financial information of Parkson Retail Group Limited (the "Company") and its subsidiaries set out on pages 7 to 48 which comprises the interim condensed consolidated statement of financial position as at 30 June 2023 and the related interim condensed consolidated statement of profit or loss, the interim condensed consolidated statement of comprehensive income, the interim condensed consolidated statement of changes in equity and the interim condensed consolidated statement of cash flows for the six months period then ended, and other explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of an interim financial information to be in compliance with the relevant provisions thereof and International Accounting Standard 34 "Interim Financial Reporting" ("IAS 34") issued by the International Accounting Standards Board. The directors of the Company are responsible for the preparation and presentation of this interim financial information in accordance with IAS 34.

吾等已審閱列載於第7頁至第48頁的百盛商業集團有限公司（「貴公司」）及其附屬公司的中期財務資料，中期財務資料包括於二零二三年六月三十日的中期簡明綜合財務狀況表以及截至該日止六個月期間的有關中期簡明綜合損益表、中期簡明綜合全面收益表、中期簡明綜合權益變動表及中期簡明綜合現金流量表，以及其他說明附註。香港聯合交易所有限公司證券上市規則規定，中期財務資料的編製必須符合當中的相關規定及國際會計準則委員會所頒佈的國際會計準則第34號「中期財務報告」（「國際會計準則第34號」）。貴公司董事須負責根據國際會計準則第34號編製及呈列本中期財務資料。

Our responsibility is to express a conclusion, based on our review, on this interim financial information and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

吾等負責根據吾等的審閱對本中期財務資料發表結論。吾等的報告乃根據協定的委聘條款，僅向閣下作為一個實體作出，而並無其他用途。吾等不會就本報告的內容而對任何其他人士承擔或負上任何責任。



INDEPENDENT REVIEW REPORT 獨立審閱報告

SCOPE OF REVIEW

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

CONCLUSION

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

Grant Thornton Hong Kong Limited

Certified Public Accountants
11th Floor
Lee Garden Two
28 Yun Ping Road
Causeway Bay
Hong Kong

17 August 2023

Ng Ka Kong

Practising Certificate No.: P06919

審閱範圍

吾等乃根據香港會計師公會頒佈的香港審閱工作準則第2410號「實體之獨立核數師對中期財務資料之審閱」進行審閱工作。中期財務資料的審閱包括主要向負責財務及會計事宜的人員作出查詢，並運用分析及其他審閱程序。由於審閱的範圍遠較根據香港審核準則進行的審核為小，因此不能保證吾等會知悉在審核中可能會發現的所有重大事宜。因此，吾等不發表審核意見。

結論

根據吾等的審閱工作，吾等並無發現任何事宜，使吾等相信中期財務資料在所有重大方面並無根據國際會計準則第34號的規定編製。

致同(香港)會計師事務所有限公司

執業會計師
香港
銅鑼灣
恩平道28號
利園二期
11樓

二零二三年八月十七日

吳嘉江

執業證書編號：P06919

INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS 中期簡明綜合損益表

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

		For the 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 (restated) (經重列)
		Notes 附註	
Revenues	收益	3	1,961,221
Other operating revenues	其他經營收益	3	257,000
Total operating revenues	經營收益總額		2,218,221
Operating expenses	經營開支		
Purchases of goods and changes in inventories	採購貨物及存貨變動		(999,261)
Staff costs	員工成本		(250,802)
Depreciation and amortisation	折舊及攤銷		(302,103)
Rental expenses	租金開支		(43,203)
Other operating expenses	其他經營開支		(358,037)
Total operating expenses	經營開支總額		(1,953,406)
Profit from operations	經營利潤		264,815
Finance income	融資收入	5	27,444
Finance costs	融資成本	5	(249,304)
Share of profits/(losses) of:	應佔利潤／(虧損)：		
- A joint venture	— 一間合營企業		10,025
- Associates	— 聯營公司		7,602
Profit/(Loss) before tax	稅前利潤／(虧損)	4	60,582
Income tax credit	所得稅抵免	6	6,140
Profit/(Loss) for the period	期內利潤／(虧損)		66,722
Attributable to:	以下項目應佔：		
- Owners of the Company	— 本公司所有人		63,093
- Non-controlling interests	— 非控股權益		3,629
			66,722
Earnings/(Loss) per share attributable to ordinary equity holders of the Company	本公司普通股權益持有人應佔每股盈利／(虧損)	7	
Basic and diluted	基本及攤薄		RMB0.024 (人民幣0.024元)
			(RMB0.069) (人民幣0.069元)

INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME 中期簡明綜合全面收益表

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

For the 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
(Unaudited)	(Unaudited)
(未經審核)	(未經審核)
RMB'000	RMB'000
人民幣千元	人民幣千元
	(restated)
	(經重列)

Profit/(Loss) for the period	期內利潤／(虧損)	66,722	(181,105)
Other comprehensive expense	其他全面開支		
Other comprehensive expense that may be reclassified to profit or loss in subsequent periods:	在以後期間可能重分類至損益的 其他全面開支：		
- Exchange differences on translation of foreign operations	- 換算海外業務時產生之匯兌差異	(52,752)	(77,180)
Other comprehensive expense that will not be reclassified to profit or loss in subsequent periods:	在以後期間將不會重分類至損益的 其他全面開支：		
- Exchange differences on translation of the Company	- 換算本公司時產生之匯兌差異	(30,226)	(31,455)
Other comprehensive expense for the period, net of tax	期內稅後其他全面開支	(82,978)	(108,635)
Total comprehensive expense for the period	期內全面開支總額	(16,256)	(289,740)
Attributable to:	以下項目應佔：		
- Owners of the Company	- 本公司所有人	(19,885)	(290,429)
- Non-controlling interests	- 非控股權益	3,629	689
		(16,256)	(289,740)

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

中期簡明綜合財務狀況表

As at 30 June 2023 於二零二三年六月三十日

		Notes 附註	As at 30 June 2023 於 二零二三年 六月三十日 (Unaudited) (未經審核) RMB'000 人民幣千元	As at 31 December 2022 於 二零二二年 十二月三十一日 (Audited) (經審核) RMB'000 人民幣千元 (restated) (經重列)
Non-current assets	非流動資產			
Property, plant and equipment	物業、廠房及設備	9	2,845,337	2,905,940
Investment properties	投資物業		515,132	538,758
Right-of-use assets	使用權資產	10	2,246,051	2,478,736
Goodwill	商譽		1,652,960	1,652,960
Other intangible assets	其他無形資產		1,657	4,127
Investment in a joint venture	於一間合營企業的投資		22,991	12,966
Investments in associates	於聯營公司的投資		48,116	43,183
Trade receivables	應收貿易款項	13	318,145	249,585
Time deposits	定期存款	16	25,102	25,102
Other assets	其他資產	11	296,579	349,700
Deferred tax assets	遞延稅項資產		288,495	278,670
			8,260,565	8,539,727
Current assets	流動資產			
Inventories	存貨	12	374,809	500,802
Trade receivables	應收貿易款項	13	243,041	221,074
Prepayments and other receivables	預付款項及其他應收款項	14	561,552	444,271
Financial assets at fair value through profit or loss	按公允價值計量且其變動計入損益之金融資產	15	83,884	108,315
Restricted cash	受限制現金	16	56,418	-
Time deposits	定期存款	16	29,560	9,477
Cash and cash equivalents	現金及現金等價物	16	1,597,939	1,464,096
			2,947,203	2,748,035
Assets classified as held for sale	分類為持有待售的資產		-	264,088
			2,947,203	3,012,123

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION 中期簡明綜合財務狀況表

As at 30 June 2023 於二零二三年六月三十日

			As at 30 June 2023 於 二零二三年 六月三十日 (Unaudited) (未經審核) RMB'000 人民幣千元	As at 31 December 2022 於 二零二二年 十二月三十一日 (Audited) (經審核) RMB'000 人民幣千元 (restated) (經重列)
Current liabilities	流動負債			
Trade payables	應付貿易款項	17	577,780	480,425
Other payables and accruals	其他應付款項及應計項目	18	601,629	767,469
Contract liabilities	合約負債	19	592,355	621,313
Interest-bearing bank loans	計息銀行貸款	20	295,407	280,960
Lease liabilities	租賃負債	10	684,863	645,952
Tax payable	應繳稅項		57,694	19,999
			2,809,728	2,816,118
Net current assets	流動資產淨值		137,475	196,005
Total assets less current liabilities	總資產減流動負債		8,398,040	8,735,732
Non-current liabilities	非流動負債			
Interest-bearing bank loans	計息銀行貸款	20	2,275,127	2,248,972
Lease liabilities	租賃負債	10	2,581,802	2,853,702
Deferred tax liabilities	遞延稅項負債		239,406	314,779
			5,096,335	5,417,453
Net assets	資產淨值		3,301,705	3,318,279

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION 中期簡明綜合財務狀況表

As at 30 June 2023 於二零二三年六月三十日

		Notes 附註	As at 30 June 2023 於 二零二三年 六月三十日 (Unaudited) (未經審核) RMB'000 人民幣千元	As at 31 December 2022 於 二零二二年 十二月三十一日 (Audited) (經審核) RMB'000 人民幣千元 (restated) (經重列)
Equity	權益			
Issued capital	已發行股本	21	55,477	55,477
Reserves	儲備		3,174,022	3,193,907
Non-controlling interests			3,229,499	3,249,384
	非控股權益		72,206	68,895
Total equity			3,301,705	3,318,279
	總權益			

Tan Sri Cheng Heng Jem
Director
丹斯里鍾廷森
董事

Juliana Cheng San San
Director
鍾珊珊
董事

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 Company 本公司所有人應佔						Non- controlling interests 非控股 權益	Total equity 總權益
		Issued capital 已發行 股本 RMB'000 人民幣千元	PRC reserve funds* 中國 公積金 RMB'000 人民幣千元	Exchange reserve* 匯兌儲備* RMB'000 人民幣千元	Asset revaluation reserve* 資產重估 儲備* RMB'000 人民幣千元	Retained earnings* 保留盈利* RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元
At 1 January 2023	於二零二三年一月一日	55,477	292,574	(507,746)	251,412	3,288,957	3,380,674	68,895	3,449,569
Adjustment from adoption of amendments to IAS 12	採納國際會計準則第12號之修訂之調整	-	-	-	-	(131,290)	(131,290)	-	(131,290)
At 1 January 2023 (restated)	於二零二三年一月一日 (經重列)	55,477	292,574	(507,746)	251,412	3,157,667	3,249,384	68,895	3,318,279
Profit for the period	期內利潤	-	-	-	-	63,093	63,093	3,629	66,722
Other comprehensive expense for the period:	期內其他全面開支:								
- Exchange differences related to foreign operations	- 換算海外業務時產生之匯兌差異	-	-	(82,978)	-	-	(82,978)	-	(82,978)
Total comprehensive (expense)/income for the period	期內全面 (開支) / 收入總額	-	-	(82,978)	-	63,093	(19,885)	3,629	(16,256)
Dividends paid to non-controlling shareholders	已付非控股股東股息	-	-	-	-	-	-	(318)	(318)
At 30 June 2023 (unaudited)	於二零二三年六月三十日 (未經審核)	55,477	292,574	(590,724)	251,412	3,220,760	3,229,499	72,206	3,301,705
At 1 January 2022	於二零二二年一月一日	55,477	297,117	(317,725)	251,412	3,697,593	3,983,874	72,800	4,056,674
Adjustment from adoption of amendments to IAS 12	採納國際會計準則第12號之修訂之調整	-	-	-	-	(160,870)	(160,870)	-	(160,870)
At 1 January 2022 (restated)	於二零二二年一月一日 (經重列)	55,477	297,117	(317,725)	251,412	3,536,723	3,823,004	72,800	3,895,804
(Loss)/Profit for the period (restated)	期內 (虧損) / 利潤 (經重列)	-	-	-	-	(181,794)	(181,794)	689	(181,105)
Other comprehensive expense for the period:	期內其他全面開支:								
- Exchange differences related to foreign operations	- 換算海外業務時產生之匯兌差異	-	-	(108,635)	-	-	(108,635)	-	(108,635)
Total comprehensive (expense)/income for the period (restated)	期內全面 (開支) / 收入總額 (經重列)	-	-	(108,635)	-	(181,794)	(290,429)	689	(289,740)
Transfer from the PRC reserve funds	轉撥自中國公積金	-	(7)	-	-	7	-	-	-
Dividends paid to non-controlling shareholders	已付非控股股東股息	-	-	-	-	-	-	(1,304)	(1,304)
At 30 June 2022 (unaudited) (restated)	於二零二二年六月三十日 (未經審核) (經重列)	55,477	297,110	(426,360)	251,412	3,354,936	3,532,575	72,185	3,604,760

* As at 30 June 2023, these reserve accounts comprised the consolidated reserves of Renminbi ("RMB") 3,174,022,000 (31 December 2022 (audited) (restated): RMB3,193,907,000) in the interim condensed consolidated statement of financial position.

* 於二零二三年六月三十日，該等儲備賬目組成中期簡明綜合財務狀況表內的綜合儲備人民幣（「人民幣」）3,174,022,000元（二零二二年十二月三十一日（經審核）（經重列）：人民幣3,193,907,000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

For the 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		
Cash flows from operating activities	經營活動的現金流量		
Profit/(Loss) before tax	稅前利潤／(虧損)	60,582	(190,005)
Adjustments for:	就以下各項作出調整：		
Share of (profits)/losses of a joint venture and associates	應佔一間合營企業及聯營公司(利潤)／虧損	(17,627)	6,079
Finance income	融資收入	(27,444)	(31,026)
Finance costs	融資成本	249,304	217,673
Depreciation and amortisation	折舊及攤銷	302,103	309,121
Loss on disposal of property, plant and equipment and investment properties, net	出售物業、廠房及設備及投資物業的虧損，淨額	983	1,497
Gain on disposal of a subsidiary	出售一間附屬公司的收益	-	(1,310)
Gain on lease modification and termination	租賃變更及終止所得	(6,811)	(13,870)
Impairment/(Reversal of impairment) of inventories	存貨減值／(減值撥回)	55	(2,696)
Impairment of trade receivables	應收貿易款項減值	8,232	3,466
Impairment of prepayments and other receivables	預付款項及其他應收款項減值	1,419	878
Impairment of property, plant and equipment	物業、廠房及設備減值	4,252	15,078
Impairment of investment properties	投資物業減值	-	2,263
Impairment of right-of-use assets	使用權資產減值	23,957	38,414
Impairment of goodwill	商譽減值	-	7,585
COVID-19-related rent concessions from lessors	來自出租人的COVID-19相關租金減免	-	(26,803)
Loss on subleases modification	轉租賃變更虧損	2,642	1,303
(Gain)/Loss on subleases recognised	已確認的轉租賃(收益)／虧損	(16,922)	351
Foreign exchange (gain)/loss	匯兌(收益)／虧損	(4,109)	21,805
		580,616	359,803
Decrease/(Increase) in other assets	其他資產減少／(增加)	1,250	(6,179)
Decrease in inventories	存貨減少	125,938	58,285
Increase in trade receivables	應收貿易款項增加	(106,027)	(5,588)
Increase in prepayments and other receivables	預付款項及其他應收款項增加	(61,393)	(54,949)
Increase/(Decrease) in trade payables	應付貿易款項增加／(減少)	97,355	(165,643)
Increase in other payables and accruals	其他應付款項及應計項目增加	15,519	91,087
Decrease in contract liabilities	合約負債減少	(28,958)	(16,086)

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

For the 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			
Cash generated from operations		經營活動產生的現金	624,300	260,730
Income tax paid		已付所得稅	(41,796)	(46,831)
Net cash flows generated from operating activities		經營活動產生的現金流量淨額	582,504	213,899
Cash flows from investing activities		投資活動的現金流量		
Proceeds from disposal of investment properties		出售投資物業所得款項	-	6,071
Proceeds from disposal of a subsidiary	23	出售一間附屬公司所得款項	-	127
Proceeds from disposal of property, plant and equipment		出售物業、廠房及設備所得款項	80,000	-
Purchases of property, plant and equipment and investment properties		購買物業、廠房及設備及投資物業	(44,394)	(92,554)
Purchase of intangible assets		購買無形資產	-	(371)
Dividend received from an associate		已收一間聯營公司股息	2,669	-
Interest received		已收利息	12,883	23,529
Decrease in financial assets at fair value through profit or loss		按公允價值計量且其變動計入損益之金融資產減少	24,431	4,324
Decrease in investments in principal guaranteed deposits		保本存款投資減少	-	500
(Increase)/Decrease in time deposits with original maturity of more than three months when acquired		購入時原有到期日超過三個月定期存款(增加)/減少	(20,083)	599,843
Increase in restricted cash		受限制現金增加	(56,418)	-
Income tax paid on investing activities		就投資活動已付之所得稅	(550)	-
Proceeds from subleases	10	轉租賃所得款項	40,410	17,824
Net cash flows generated from investing activities		投資活動產生的現金流量淨額	38,948	559,293

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

		For the 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		
Cash flows from financing activities	融資活動產生的現金流量		
Proceeds from bank loans	銀行貸款所得款項	42,658	2,196,329
Repayment of bank loans	償還銀行貸款	(71,544)	(1,766,016)
Interest paid	已付利息	(94,039)	(75,555)
Payment of lease liabilities	租賃負債付款	(365,508)	(298,108)
Distribution to non-controlling shareholders	分派予非控股股東	(318)	(1,304)
Net cash flows (used in)/generated from financing activities	融資活動(所用)/產生的現金流量淨額	(488,751)	55,346
Net increase in cash and cash equivalents	現金及現金等價物增加淨額	132,701	828,538
Cash and cash equivalents at 1 January	於一月一日的現金及現金等價物	1,464,096	925,162
Effect of foreign exchange rate changes, net	匯率變動之影響, 淨額	1,142	(4,377)
Cash and cash equivalents at 30 June	於六月三十日的現金及現金等價物	1,597,939	1,749,323
Analysis of balances of cash and cash equivalents	現金及現金等價物結餘分析		
Cash and bank balances	現金及銀行結餘	1,199,033	1,509,330
Non-pledged time deposits with original maturity of less than three months when acquired	購入時原有到期日不足三個月的無抵押定期存款	398,906	239,993
Cash and cash equivalents	現金及現金等價物	1,597,939	1,749,323



NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

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

1. CORPORATE INFORMATION

Parkson Retail Group Limited (the "Company") is a limited liability company incorporated in the Cayman Islands on 3 August 2005. The Company has established a principal place of business in Hong Kong in Room 1010, 10th floor, Harcourt House, 39 Gloucester Road, Wanchai, Hong Kong.

The Company acts as an investment holding company. The principal activities of the Company and its subsidiaries (the "Group") are the operation and management of a network of department stores mainly in the People's Republic of China (the "PRC"), and the provision of credit services in Malaysia.

In the opinion of the directors, the holding company and the ultimate holding company of the Company is Parkson Holdings Berhad ("PHB"), which is incorporated in Malaysia and listed on Bursa Malaysia Securities Berhad.

2.1 BASIS OF PREPARATION

The interim financial information for the six months ended 30 June 2023 has been prepared in accordance with International Accounting Standard ("IAS") 34 "Interim Financial Reporting" issued by the International Accounting Standards Board. The interim financial information does 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.

1. 公司資料

百盛商業集團有限公司（「本公司」）於二零零五年八月三日在開曼群島註冊成立為有限公司。本公司於香港的主要營業地點為香港灣仔告士打道39號夏慤大廈10樓1010室。

本公司為投資控股公司。本公司及其附屬公司（「本集團」）的主要業務為主要在中華人民共和國（「中國」）經營及管理百貨店網絡，以及於馬來西亞提供信貸服務。

董事認為，本公司的控股公司及最終控股公司為Parkson Holdings Berhad（「PHB」），一家於馬來西亞註冊成立的公司，並於馬來西亞證券交易所上市。

2.1 編製基準

截至二零二三年六月三十日止六個月的中期財務資料乃根據國際會計準則理事會所頒佈之國際會計準則（「國際會計準則」）第34號「中期財務報告」而編製。中期財務資料並不包括年度綜合財務報表所要求的所有資料及披露，故應連同本集團截至二零二二年十二月三十一日止年度之年度綜合財務報表一併閱讀。

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION 中期簡明綜合財務資料附註

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

2.2 NEW AND AMENDED INTERNATIONAL FINANCIAL REPORTING STANDARDS

The accounting policies adopted in the preparation of the interim financial information 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 amended International Financial Reporting Standards ("IFRSs") which are effective as of 1 January 2023.

IFRS 17

國際財務報告準則第17號

Amendments to IAS 1 and IFRS Practice Statement 2

國際會計準則第1號及國際財務報告準則實務報告第2號之修訂

Amendments to IAS 8

國際會計準則第8號之修訂

Amendments to IAS 12

國際會計準則第12號之修訂

Amendments to IAS 12

國際會計準則第12號之修訂

Except for the impact mentioned below, the application of the amendments to IFRSs in the current period had no material impact on the Group's performance and financial positions for the current and prior periods and/or on the disclosures set out in these interim financial information.

Amendments to IAS 12 "Deferred Tax related to Assets and Liabilities arising from a Single Transaction"

The amendments clarify that the initial recognition exemption of deferred tax in IAS 12 "Income Taxes" does not apply to transactions that give rise to equal taxable and deductible temporary differences, such as lease contracts that give rise to the recognition of a lease liability and the corresponding right-of-use assets and contracts that give rise to the recognition of decommissioning obligations and corresponding amounts recognised as assets. Instead, entities are required to recognise the related deferred tax asset and liability on initial recognition, with the recognition of any deferred tax asset being subject to the recoverability criteria in IAS 12 "Income Taxes".

2.2 新訂及經修訂國際財務報告準則

編製中期財務資料所採納的會計政策與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所採用者相同，惟採納以下於二零二三年一月一日生效的新訂及經修訂國際財務報告準則（「國際財務報告準則」）除外。

Insurance Contracts with related amendments

保險合約及相關修訂

Disclosure of Accounting Policies

會計政策披露

Definition of Accounting Estimates

會計估計的定義

Deferred Tax related to Assets and Liabilities arising from a Single Transaction

產生自單一交易的資產及負債相關的遞延稅項

International Tax Reform – Pillar Two Model Rules

國際稅務改革—支柱二規則範本

除下文提到的影響外，於本期間應用國際財務報告準則之修訂不會對本集團當前及過往期間的表現及財務狀況及／或對本中期財務資料所載之披露產生任何重大影響。

國際會計準則第12號之修訂「產生自單一交易的資產及負債相關的遞延稅項」

該等修訂澄清國際會計準則第12號「所得稅」之遞延稅項初步確認豁免規定不適用於會產生等額應課稅及可扣稅暫時差額的交易，例如會導致確認租賃負債及相應使用權資產的租賃合約及會導致確認解除責任及相應已確認為資產金額的合約。相反，實體須在初步確認時確認相關遞延稅項資產及負債，且確認任何遞延稅項資產須受國際會計準則第12號「所得稅」之可收回性標準規限。

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

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

2.2 NEW AND AMENDED INTERNATIONAL FINANCIAL REPORTING STANDARDS (continued)

Amendments to IAS 12 "Deferred Tax related to Assets and Liabilities arising from a Single Transaction" (continued)

The Group adopted the amendments from 1 January 2023 and are required to recognise the associated deferred tax assets and liabilities from leases that occurred on or after 1 January 2022 from the beginning of the earliest comparative period presented, with any cumulative effect recognised as an adjustment to retained profits at that date.

Prior to the application of the amendments, the Group had recognised the deferred tax assets and liabilities arising from leases on a net basis. Following the requirements of the amendments, the Group has recognised a deferred tax liability in relation to its right-of-use assets as at 1 January 2022 and has only recognised deferred tax assets to the extent that it is probable that taxable profit will be available against which the deductible temporary difference can be utilised. The impact of the retrospective adjustments of the changes in accounting policies on the items and amounts in the consolidated financial statements for the comparative period, which were prepared by the Company in accordance with International Financial Reporting Standards, is as follows:

2.2 新訂及經修訂國際財務報告準則 (續)

國際會計準則第12號之修訂「產生自單一交易的資產及負債相關的遞延稅項」(續)

本集團於二零二三年一月一日起採納該等修訂，並須自最早比較期間開始後確認二零二二年一月一日或之後自租賃產生之相關遞延稅項資產及負債，任何累積影響確認為對該日保留利潤的調整。

於應用該等修訂之前，本集團已按淨額基準確認產生自租賃之遞延稅項資產及負債。根據該等修訂之規定，於二零二二年一月一日，本集團已就其使用權資產確認遞延稅項負債，並僅在很有可能應課稅利潤可供用作抵扣可扣稅暫時差額的範圍內確認遞延稅項資產。會計政策變更引起的對比較期間綜合財務報表(由本公司根據國際財務報告準則編製)中的項目及金額的追溯調整影響如下：

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

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

2.2 NEW AND AMENDED INTERNATIONAL FINANCIAL REPORTING STANDARDS (continued) 2.2 新訂及經修訂國際財務報告準則 (續)

Amendments to IAS 12 "Deferred Tax related to Assets and Liabilities arising from a Single Transaction" (continued)

Consolidated statement of financial position as at 31 December 2021/1 January 2022

國際會計準則第12號之修訂「產生自單一交易的資產及負債相關的遞延稅項」(續)

於二零二一年十二月三十一日／二零二二年一月一日之綜合財務狀況表

Items	項目	Carrying amount as at 31 December 2021 於二零二一年十二月三十一日的賬面值 (before the amendments) (修訂前) RMB'000 人民幣千元	Impact of amendments to IAS 12 國際會計準則第12號之修訂之影響 RMB'000 人民幣千元	Restated carrying amount as at 1 January 2022 於二零二二年一月一日的經重列賬面值 (after the amendments) (修訂後) RMB'000 人民幣千元
Deferred tax assets	遞延稅項資產	290,958	(45,179)	245,779
Deferred tax liabilities	遞延稅項負債	245,510	115,691	361,201
Total equity	總權益	4,056,674	(160,870)	3,895,804

Consolidated statement of financial position as at 31 December 2022/1 January 2023

於二零二二年十二月三十一日／二零二三年一月一日之綜合財務狀況表

Items	項目	Carrying amount as at 31 December 2022 於二零二二年十二月三十一日的賬面值 (before the amendments) (修訂前) RMB'000 人民幣千元	Impact of amendments to IAS 12 國際會計準則第12號之修訂之影響 RMB'000 人民幣千元	Restated carrying amount as at 1 January 2023 於二零二三年一月一日的經重列賬面值 (after the amendments) (修訂後) RMB'000 人民幣千元
Deferred tax assets	遞延稅項資產	331,261	(52,591)	278,670
Deferred tax liabilities	遞延稅項負債	236,080	78,699	314,779
Total equity	總權益	3,449,569	(131,290)	3,318,279

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

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

2.2 NEW AND AMENDED INTERNATIONAL FINANCIAL REPORTING STANDARDS (continued)

Amendments to IAS 12 "Deferred Tax related to Assets and Liabilities arising from a Single Transaction" (continued)

Interim condensed consolidated statement of profit or loss for the six months ended 30 June 2022

2.2 新訂及經修訂國際財務報告準則 (續)

國際會計準則第12號之修訂「產生自單一交易的資產及負債相關的遞延稅項」(續)

截至二零二二年六月三十日止六個月中期簡明綜合損益表

		For the six months ended 30 June 2022 截至 二零二二年 六月三十日 止六個月 (before the amendments) (修訂前) RMB'000 人民幣千元	Impact of amendments to IAS 12 國際會計 準則第12號之 修訂之影響 RMB'000 人民幣千元	For the six months ended 30 June 2022 截至 二零二二年 六月三十日 止六個月 (after the amendments) (修訂後) RMB'000 人民幣千元
Income tax expenses/(credit)	所得稅開支／(抵免)	6,827	(15,727)	(8,900)
Loss for the period	期內虧損	196,832	(15,727)	181,105

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION 中期簡明綜合財務資料附註

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

3. REVENUES, OTHER OPERATING REVENUES AND SEGMENT INFORMATION 3. 收益、其他經營收益及分部資料

Revenues

An analysis of revenues is as follows:

收益

收益的分析列示如下：

		For the 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 from contracts with customers	來自客戶合約的收益		
Sale of goods from direct sales	自營銷售額	1,164,266	1,155,058
Commissions from concessionaire sales	特許專櫃銷售佣金	398,340	386,754
Consultancy and management service fees	諮詢及管理服務費	10,275	5,777
		1,572,881	1,547,589
Revenue from other sources	其他來源收益		
Gross rental income	租金總收入	341,058	188,839
Credit services	信貸服務	47,282	32,431
		388,340	221,270
		1,961,221	1,768,859

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

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

3. REVENUES, OTHER OPERATING REVENUES AND SEGMENT INFORMATION (continued)

Revenues (continued)

Notes:

(a) Disaggregated revenue information for revenue from contracts with customers is as follows:

收益 (續)

附註：

(a) 來自客戶合約的收益的細分收益資料如下：

Region	地區	Sale of goods from direct sales 自營銷售額 (Unaudited) (未經審核) RMB'000 人民幣千元	Commissions from concessionaire sales 特許專櫃銷售佣金 (Unaudited) (未經審核) RMB'000 人民幣千元	Consultancy and management service fees 諮詢及管理服務費 (Unaudited) (未經審核) RMB'000 人民幣千元	Total 總計 (Unaudited) (未經審核) RMB'000 人民幣千元
For the six months ended 30 June 2023	截至二零二三年六月三十日止六個月				
China South region	中國南部	605,682	187,899	165	793,746
China North region	中國北部	254,829	146,157	2,123	403,109
China East region	中國東部	289,782	63,981	7,987	361,750
Other regions	其他地區	13,973	303	-	14,276
Revenue from contracts with customers	來自客戶合約的收益	1,164,266	398,340	10,275	1,572,881
For the six months ended 30 June 2022	截至二零二二年六月三十日止六個月				
China South region	中國南部	611,828	179,636	330	791,794
China North region	中國北部	272,949	145,149	-	418,098
China East region	中國東部	254,194	61,794	5,447	321,435
Other regions	其他地區	16,087	175	-	16,262
Revenue from contracts with customers	來自客戶合約的收益	1,155,058	386,754	5,777	1,547,589

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION 中期簡明綜合財務資料附註

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

3. REVENUES, OTHER OPERATING REVENUES AND SEGMENT INFORMATION (continued) 3. 收益、其他經營收益及分部資料 (續)

Revenues (continued)

收益 (續)

Notes: (continued)

附註：(續)

(b) The commissions from concessionaire sales are analysed as follows:

(b) 特許專櫃銷售佣金分析如下：

		For the 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
Gross revenue from concessionaire sales	特許專櫃銷售總收益	3,003,808	2,872,126
Commissions from concessionaire sales	特許專櫃銷售佣金	398,340	386,754

Other operating revenues

其他經營收益

		For the 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
Credit card handling fees	信用卡手續費	13,689	13,341
Promotion income	促銷收入	22,805	21,362
Electricity and water fees	電費及水費	58,045	51,777
Administration fees	行政費用	71,402	70,702
Display space and equipment leasing income	展銷場地及設備租賃收入	30,148	26,355
Service fees	服務費用	13,089	12,173
Government grants (note)	政府補助 (附註)	13,623	6,216
Other income	其他收入	34,199	22,638
		257,000	224,564

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

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

3. REVENUES, OTHER OPERATING REVENUES AND SEGMENT INFORMATION (continued)

Other operating revenues (continued)

Note:

Various local government grants have been granted to reward the Group for its contributions to the local economy. There were no unfulfilled conditions or contingencies attaching to these government grants.

Segment information

For management purposes, except for the consumer financing business carried out under Parkson Credit Sdn. Bhd. ("Parkson Credit") in Malaysia, the Group has a single operating and reportable segment which is the operation and management of department stores mainly in the PRC. Except for credit services, revenues from external customers are generated mainly in the PRC and all significant operating assets of the Group are located mainly in the PRC.

As the consumer financing business in Malaysia and other companies out of the PRC do not have a material impact on the Group's results based on a measure of revenues, profit and total assets, for management purpose, there is no need to disclose a separate operating and reportable segment.

3. 收益、其他經營收益及分部資料 (續)

其他經營收益 (續)

附註：

本集團獲地方政府授予多項補助，以獎勵其對當地經濟的貢獻。該等政府補助並無附帶未實現條件或或然事項。

分部資料

因管理需求，除Parkson Credit Sdn. Bhd. (「Parkson Credit」) 於馬來西亞開展的消費金融業務外，本集團僅擁有一個經營及可呈報分部，即主要於中國經營及管理百貨店。除信貸服務外，本集團來自外部客戶的收益主要源自中國，所有主要經營資產均位於中國。

由於基於對收益、利潤及總資產之計量，於馬來西亞及其他中國境外公司的消費金融業務對本集團業績並無重大影響，就管理而言，無需披露單獨的經營及可呈報分部。

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

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

4. PROFIT/(LOSS) BEFORE TAX

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

4. 稅前利潤／(虧損)

本集團的稅前利潤／(虧損)乃經扣除／(計入)下列項目後達致：

		For the 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
Staff costs excluding directors' and chief executive's remuneration:	員工成本(不包括董事及首席執行官酬金)：		
- Wages, salaries and bonuses	- 工資、薪金及花紅	189,118	214,975
- Pension scheme contributions *	- 退休金計劃供款*	22,458	24,126
- Social welfare and other costs	- 社會福利及其他成本	34,158	36,826
		245,734	275,927
Directors' and chief executive's remuneration	董事及首席執行官酬金	5,068	4,924
Total staff costs	合計員工成本	250,802	280,851
Rental expenses in respect of leased properties:	租賃物業的租金開支：		
- Lease payments not included in the measurement of lease liabilities	- 未計入租賃負債計量的租賃付款	43,203	39,631
- COVID-19-related rent concessions from lessors	- 來自出租人的COVID-19相關租金減免	-	(26,803)
Total rental expenses	合計租金開支	43,203	12,828
Gross rental income in respect of investment properties	投資物業的租金總收入	(146,403)	(2,898)
Lease income in respect of subleases of properties under operating leases:	經營租賃項下物業轉租賃的租金收入：		
- Minimum lease payments **	- 最低租金**	(136,308)	(128,264)
- Contingent lease payments ***	- 或然租金***	(58,347)	(57,677)
Total gross rental income	合計租金總收入	(341,058)	(188,839)
Cost of inventories recognised as expenses	確認為開支的存貨成本	999,261	998,273
Depreciation and amortisation	折舊及攤銷	302,103	309,121
Impairment of trade receivables	應收貿易款項減值	8,232	3,466
Impairment of prepayments and other receivables	預付款項及其他應收款項減值	1,419	878
Impairment of property, plant and equipment	物業、廠房及設備減值	4,252	15,078
Impairment of investment properties	投資物業減值	-	2,263
Impairment of right-of-use assets	使用權資產減值	23,957	38,414
Impairment of goodwill	商譽減值	-	7,585
Loss on disposal of property, plant and equipment and investment properties, net	出售物業、廠房及設備以及投資物業的虧損淨額	983	1,497
Gain on disposal of a subsidiary (note 23)	出售一間附屬公司的收益(附註23)	-	(1,310)
Foreign exchange difference, net	匯兌差額淨值	(4,109)	21,805
Auditor's remuneration	核數師酬金	600	600
Direct operating expenses arising from rental-earning investment properties	賺取投資物業租金產生的直接經營開支	23,625	1,017

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

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

4. PROFIT/(LOSS) BEFORE TAX (continued)

- * As at 30 June 2023 and 2022, the Group had no forfeited contributions available to reduce its existing level of contributions to the retirement benefit schemes in future years.
- ** Minimum lease payments of the Group include pre-determined rental payments and minimum guaranteed rental payments for lease agreements with contingent rental payments.
- *** Contingent lease payments are calculated based on a percentage of the relevant financial performance of the tenants pursuant to the relevant rental agreements.

4. 稅前利潤／(虧損) (續)

- * 於二零二三年及二零二二年六月三十日，本集團並無可用的已沒收供款以供於未來年度降低其現時的退休福利計劃供款水平。
- ** 本集團最低租金包括固定租金及根據租賃協議包含或然租金的保底租金。
- *** 或然租金乃根據相關租賃協議的約定按照租戶相關財務業績計算提成租金。

5. FINANCE INCOME/(COSTS)

5. 融資收入／(成本)

		For the 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
Finance income	融資收入		
Bank interest income	銀行利息收入	14,738	15,688
Gain on redemption of financial assets at fair value through profit or loss	贖回按公允價值計量且其變動 計入損益之金融資產收益	171	1,342
Change of fair value of financial assets at fair value through profit or loss	按公允價值計量且其變動計入 損益之金融資產之公允價值 變動	848	169
Finance income on the net investments in subleases	轉租賃投資淨額的融資收入	11,687	13,827
		27,444	31,026
Finance costs	融資成本		
Interest on lease liabilities	租賃負債之利息	(154,832)	(176,678)
Interest on interest-bearing bank loans and other borrowings	計息銀行貸款及其他借款之 利息	(94,472)	(40,995)
		(249,304)	(217,673)

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

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

6. INCOME TAX CREDIT

The Group is subject to income tax on an entity basis on the assessable profit arising in or derived from the tax jurisdictions in which members of the Group are domiciled and operate.

Pursuant to the rules and regulations of the Cayman Islands and the British Virgin Islands, the Group is not subject to any income tax in the Cayman Islands and the British Virgin Islands.

Under the relevant PRC income tax regulations, except for a certain preferential treatment available to certain PRC subsidiaries and the joint venture of the Group, the PRC companies of the Group are subject to corporate income tax at a rate of 25% (30 June 2022: 25%) on their respective taxable income. During the six months ended 30 June 2023, three (30 June 2022: three) PRC entities of the Group obtained approval from the relevant PRC tax authorities and were entitled to a preferential corporate income tax rate of 15%.

Malaysia profits tax has been provided at the rate of 24% (30 June 2022: 24%) on its taxable income.

No provision for Hong Kong, Singapore and Laos profits has been made for the six months ended 30 June 2023 and 2022, as the Group had no assessable profits arising in Hong Kong, Singapore and Laos for each of the periods.

An analysis of income tax credit in the interim condensed consolidated statement of profit or loss is as follows:

6. 所得稅抵免

本集團須就其成員公司在其各所在及經營的稅務司法權區所產生或獲得的應課稅利潤，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，本集團毋須在開曼群島及英屬處女群島繳納任何所得稅。

根據相關中國所得稅法規，除本集團若干中國附屬公司及合營企業可享有若干優惠待遇外，本集團的中國公司均須就彼等各自的應課稅收入按25%（二零二二年六月三十日：25%）稅率繳納企業所得稅。於截至二零二三年六月三十日止六個月，本集團三家（二零二二年六月三十日：三家）中國實體已獲有關中國稅務機關批准按優惠企業所得稅率15%繳稅。

馬來西亞利得稅已就其應課稅收入按24%（二零二二年六月三十日：24%）稅率計提撥備。

由於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並無來自香港、新加坡及老撾的應課稅利潤，故並無就各期間的香港、新加坡及老撾利潤計提撥備。

於中期簡明綜合損益表的所得稅抵免的分析如下：

		For the 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 (restated) (經重列)
Current income tax	本期所得稅	79,058	34,122
Deferred tax	遞延稅項	(85,198)	(43,022)
		(6,140)	(8,900)

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

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

7. EARNINGS/(LOSS) PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY

The calculation of the basic earnings/(loss) per share amount is based on the profit/(loss) for the period attributable to ordinary equity holders of the Company, and the weighted average number of ordinary shares in issue during the period.

The Group had no potentially dilutive ordinary shares in issue during the six months ended 30 June 2023 and 2022.

The calculations of basic and diluted earnings/(loss) per share are based on:

7. 本公司普通股權益持有人應佔每股盈利／(虧損)

每股基本盈利／(虧損)乃根據期內本公司普通股權益持有人應佔利潤／(虧損)以及期內已發行普通股加權平均數計算。

於截至二零二三年及二零二二年六月三十日止六個月，本集團並無已發行潛在攤薄普通股。

每股基本及攤薄盈利／(虧損)的計算乃根據下列項目：

		For the 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 (restated) (經重列)
Earnings/(Loss)	盈利／(虧損)		
Profit/(Loss) attributable to ordinary equity holders of the Company, used in the basic and diluted earnings/(loss) per share calculations	用於計算每股基本及攤薄盈利／(虧損)的本公司普通股權益持有人應佔利潤／(虧損)	63,093	(181,794)
		For the six months ended 30 June 截至六月三十日止六個月	
		2023 二零二三年 '000 千股	2022 二零二二年 '000 千股
Shares	股份		
Weighted average number of ordinary shares outstanding during the period used in the basic and diluted earnings/(loss) per share calculations	用於計算每股基本及攤薄盈利／(虧損)的期內已發行普通股加權平均數	2,634,532	2,634,532

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

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

8. INTERIM DIVIDEND

8. 中期股息

		For the 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	2022 二零二二年 RMB'000 人民幣千元
Proposed (not recognised as a liability as at 30 June)	建議 (截至六月三十日未確認為負債)		
Interim 2023: RMB0.01 (2022: Nil) per ordinary share	二零二三年中期股息：每股普通股人民幣0.01元 (二零二二年：零)	26,345	-

9. PROPERTY, PLANT AND EQUIPMENT

During the six months ended 30 June 2023, the Group acquired assets with a cost of RMB33,364,000 (30 June 2022: RMB33,036,000).

Assets with a net book value of RMB3,561,000 and RMBNil (30 June 2022 (unaudited): RMB2,781,000 and RMB1,362,000) were disposed and disposed through disposal of a subsidiary by the Group during the six months ended 30 June 2023 respectively, resulting in a net loss on disposal of RMB3,561,000 (30 June 2022 (unaudited): RMB2,781,000).

As at 30 June 2023, building with a net carrying amount of RMB1,392,802,000 (31 December 2022 (audited): RMB1,415,014,000) was pledged to secure the Group's bank loans.

10. LEASES

The Group as a lessee

The Group has lease contracts for various items of property and other equipment used in its operations. Leases of property generally have lease terms between 2 and 20 years. Other equipment generally has lease terms of 12 months or less and/or is individually of low value. There are several lease contracts that include variable lease payments, which are further discussed below.

9. 物業、廠房及設備

於截至二零二三年六月三十日止六個月，本集團以成本人民幣33,364,000元 (二零二二年六月三十日：人民幣33,036,000元) 收購資產。

本集團於截至二零二三年六月三十日止六個月出售及通過出售一間附屬公司形式出售賬面淨值分別為人民幣3,561,000元及人民幣零元 (二零二二年六月三十日 (未經審核)：人民幣2,781,000元及人民幣1,362,000元) 的資產，錄得人民幣3,561,000元 (二零二二年六月三十日 (未經審核)：人民幣2,781,000元) 的出售虧損淨額。

於二零二三年六月三十日，賬面淨值為人民幣1,392,802,000元 (二零二二年十二月三十一日 (經審核)：人民幣1,415,014,000元) 的樓宇已質押，為本集團銀行貸款提供擔保。

10. 租賃

本集團作為承租人

本集團就其業務營運中所用的各物業及其他設備擁有租賃合約。物業租賃的租期通常為2至20年。其他設備的租期通常為12個月或以內及／或個別價值較低。數份租賃合約包括可變租賃付款，詳情於下文進一步討論。

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中期簡明綜合財務資料附註

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

10. LEASES (continued)

The Group as a lessee (continued)

(a) Right-of-use assets

The carrying amount of the Group's right-of-use assets and the movements during the period are as follows:

		Leasehold land 租賃土地 (Unaudited) (未經審核) RMB'000 人民幣千元	Property 物業 (Unaudited) (未經審核) RMB'000 人民幣千元	Total 總計 (Unaudited) (未經審核) RMB'000 人民幣千元
As at 1 January 2023 (audited)	於二零二三年一月一日 (經審核)	341,251	2,137,485	2,478,736
Depreciation charged for the period	本期間折舊支出	(6,656)	(183,197)	(189,853)
Decrease arising from lease term modification	租賃條款修改產生的減少	-	(8,789)	(8,789)
Decrease arising from subleases	轉租賃產生的減少	-	(10,086)	(10,086)
Impairment of right-of-use assets	使用權資產減值	-	(23,957)	(23,957)
As at 30 June 2023 (unaudited)	於二零二三年六月三十日 (未經審核)	334,595	1,911,456	2,246,051
As at 1 January 2022 (audited)	於二零二二年一月一日 (經審核)	354,563	2,663,892	3,018,455
Additions arising from new leases	新租賃產生的添置	-	32,803	32,803
Depreciation charged for the period	本期間折舊支出	(6,656)	(207,712)	(214,368)
Decrease arising from lease term modification	租賃條款修改產生的減少	-	(42,414)	(42,414)
Disposal of a subsidiary	出售一間附屬公司	-	(7,655)	(7,655)
Decrease arising from subleases	轉租賃產生的減少	-	(21,152)	(21,152)
Impairment of right-of-use assets	使用權資產減值	-	(38,414)	(38,414)
As at 30 June 2022 (unaudited)	於二零二二年六月三十日 (未經審核)	347,907	2,379,348	2,727,255

As at 30 June 2023, the leasehold land with a net carrying amount of approximately RMB324,918,000 (31 December 2022 (audited): RMB331,342,000) was pledged to secure the Company's bank loans (note 20).

10. 租賃 (續)

本集團作為承租人 (續)

(a) 使用權資產

本集團使用權資產的賬面值及期內變動如下：

		Leasehold land 租賃土地 (Unaudited) (未經審核) RMB'000 人民幣千元	Property 物業 (Unaudited) (未經審核) RMB'000 人民幣千元	Total 總計 (Unaudited) (未經審核) RMB'000 人民幣千元
As at 1 January 2023 (audited)	於二零二三年一月一日 (經審核)	341,251	2,137,485	2,478,736
Depreciation charged for the period	本期間折舊支出	(6,656)	(183,197)	(189,853)
Decrease arising from lease term modification	租賃條款修改產生的減少	-	(8,789)	(8,789)
Decrease arising from subleases	轉租賃產生的減少	-	(10,086)	(10,086)
Impairment of right-of-use assets	使用權資產減值	-	(23,957)	(23,957)
As at 30 June 2023 (unaudited)	於二零二三年六月三十日 (未經審核)	334,595	1,911,456	2,246,051
As at 1 January 2022 (audited)	於二零二二年一月一日 (經審核)	354,563	2,663,892	3,018,455
Additions arising from new leases	新租賃產生的添置	-	32,803	32,803
Depreciation charged for the period	本期間折舊支出	(6,656)	(207,712)	(214,368)
Decrease arising from lease term modification	租賃條款修改產生的減少	-	(42,414)	(42,414)
Disposal of a subsidiary	出售一間附屬公司	-	(7,655)	(7,655)
Decrease arising from subleases	轉租賃產生的減少	-	(21,152)	(21,152)
Impairment of right-of-use assets	使用權資產減值	-	(38,414)	(38,414)
As at 30 June 2022 (unaudited)	於二零二二年六月三十日 (未經審核)	347,907	2,379,348	2,727,255

於二零二三年六月三十日，賬面淨值約為人民幣324,918,000元（二零二二年十二月三十一日（經審核）：人民幣331,342,000元）的租賃土地已質押，為本公司銀行貸款作擔保（附註20）。

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

10. LEASES (continued)

The Group as a lessee (continued)

(b) Lease liabilities

The carrying amount of lease liabilities and the movements during the period are as follows:

10. 租賃 (續)

本集團作為承租人 (續)

(b) 租賃負債

租賃負債的賬面值及期內變動如下：

		For the 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
As at 1 January	於一月一日	3,499,654	3,931,372
Additions arising from new leases	新租賃產生的添置	-	17,565
Accretion of interest recognised during the period	期內確認的利息增加	154,832	176,678
COVID-19-related rent concessions from lessors	來自出租人的COVID-19 相關租金減免	-	(26,803)
Payments	付款	(365,508)	(298,108)
Decrease arising from lease term modification	租賃條款修改產生的減少	(25,568)	(50,163)
Decrease arising from lease termination	租賃終止產生的減少	-	(6,121)
Disposal of a subsidiary	出售一間附屬公司	-	(9,267)
Exchange realignment	匯兌調整	3,255	6,217
As at 30 June	於六月三十日	3,266,665	3,741,370
Analysed into:	分析如下：		
- Current portion	— 即期部分	684,863	675,594
- Non-current portion	— 非即期部分	2,581,802	3,065,776
		3,266,665	3,741,370

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

10. LEASES (continued)

The Group as a lessor

The Group leases its investment properties and right-of-use assets mainly in the PRC under operating lease or finance lease arrangements, with leases negotiated for terms ranging from 1 to 15 years. The terms of the leases generally require the tenants to pay security deposits and provide for periodic rent adjustments according to the then prevailing market conditions.

(a) Operating leases

Rental income recognised by the Group during the six months ended 30 June 2023 was RMB341,058,000 (30 June 2022: RMB188,839,000), details of which are included in note 3 to the interim financial information.

As at 30 June 2023 and 31 December 2022, the undiscounted fixed lease payments receivable by the Group in future periods under non-cancellable operating leases with its tenants are as follows:

		As at 30 June 2023 於二零二三年 六月三十日 (Unaudited) (未經審核) RMB'000 人民幣千元	As at 31 December 2022 於二零二二年 十二月三十一日 (Audited) (經審核) RMB'000 人民幣千元
Within one year	一年內	474,207	338,443
After one year but within two years	一年後但於兩年內	380,180	238,727
After two years but within three years	兩年後但於三年內	348,310	135,547
After three years but within four years	三年後但於四年內	256,767	63,243
After four years but within five years	四年後但於五年內	243,831	20,241
After five years	五年後	1,245,681	54,512
		2,948,976	850,713

In addition to the above, contingent lease payments are calculated based on a percentage of the relevant financial performance of the tenants pursuant to the relevant rental agreements.

10. 租賃 (續)

本集團作為出租人

本集團根據經營租賃或融資租賃安排主要在中國租賃其投資物業及使用權資產，而磋商的租期介乎1至15年。租賃條款通常要求租戶支付保證金，並根據當時的現行市況進行定期租金調整。

(a) 經營租賃

本集團於截至二零二三年六月三十日止六個月確認的租金收入為人民幣341,058,000元(二零二二年六月三十日：人民幣188,839,000元)，詳情載於中期財務資料附註3。

於二零二三年六月三十日及二零二二年十二月三十一日，本集團於未來期間根據與其租戶的不可撤銷經營租賃應收的未折現固定租賃付款如下：

	As at 30 June 2023 於二零二三年 六月三十日 (Unaudited) (未經審核) RMB'000 人民幣千元	As at 31 December 2022 於二零二二年 十二月三十一日 (Audited) (經審核) RMB'000 人民幣千元
Within one year	474,207	338,443
After one year but within two years	380,180	238,727
After two years but within three years	348,310	135,547
After three years but within four years	256,767	63,243
After four years but within five years	243,831	20,241
After five years	1,245,681	54,512
	2,948,976	850,713

除上文所述外，或然租賃付款根據相關租賃協議，按租戶的相關財務業績的某一百分比計算。

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中期簡明綜合財務資料附註

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

10. LEASES (continued)

The Group as a lessor (continued)

(b) Finance leases

The carrying amount of net investments in the subleases and the movements during the period are as follows:

		For the 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
As at 1 January	於一月一日	282,460	292,597
Additions arising from new leases	新租賃產生的添置	28,685	22,043
Accretion of interest recognised during the period	期內確認的利息增加	11,687	13,827
Decrease arising from lease term modification	租賃條款修改產生的減少	(12,977)	(1,432)
Decrease arising from lease termination	租賃終止產生的減少	(1,309)	(1,519)
Proceeds from subleases	轉租賃所得款項	(40,410)	(17,824)
As at 30 June	於六月三十日	268,136	307,692
Analysed into:	分析如下：		
- Current portion (note 14)	— 即期部分 (附註14)	100,842	87,851
- Non-current portion (note 11)	— 非即期部分 (附註11)	167,294	219,841
		268,136	307,692

Net investments in the subleases represent net investments in the leases by the Group as an intermediate lessor, among which a long-term portion of RMB167,294,000 (31 December 2022 (audited): RMB194,280,000) was included in other assets and a short-term portion of RMB100,842,000 (31 December 2022 (audited): RMB88,180,000) was included in prepayments and other receivables.

轉租賃投資淨額指本集團作為中介出租人的租賃投資淨額，包括計入其他資產的長期部分人民幣167,294,000元(二零二二年十二月三十一日(經審核)：人民幣194,280,000元)及計入預付款項及其他應收款項的短期部分人民幣100,842,000元(二零二二年十二月三十一日(經審核)：人民幣88,180,000元)。

10. 租賃 (續)

本集團作為出租人 (續)

(b) 融資租賃

轉租賃投資淨額的賬面值及期內變動如下：

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中期簡明綜合財務資料附註

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

10. LEASES (continued)

The Group as a lessor (continued)

(b) Finance leases (continued)

As at 30 June 2023 and 31 December 2022, the undiscounted fixed lease payments receivable by the Group in future periods under non-cancellable finance leases with its tenants are as follows:

		As at 30 June 2023 於二零二三年 六月三十日 (Unaudited) (未經審核) RMB'000 人民幣千元	As at 31 December 2022 於二零二二年 十二月三十一日 (Audited) (經審核) RMB'000 人民幣千元
Within one year	一年內	118,604	107,979
After one year but within two years	一年後但於兩年內	91,158	92,515
After two years but within three years	兩年後但於三年內	76,069	77,804
After three years but within four years	三年後但於四年內	9,311	38,349
After four years but within five years	四年後但於五年內	7,423	7,048
After five years	五年後	4,935	6,355
		307,500	330,050

In addition to the above, contingent lease payments are calculated based on a percentage of the relevant financial performance of the tenants pursuant to the relevant rental agreements.

10. 租賃 (續)

本集團作為出租人 (續)

(b) 融資租賃 (續)

於二零二三年六月三十日及二零二二年十二月三十一日，本集團於未來期間根據與其租戶的不可撤銷融資租賃應收的未折現固定租賃付款如下：

除上文所述外，或然租賃付款根據相關租賃協議，按租戶的相關財務業績的某一百分比計算。

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中期簡明綜合財務資料附註

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

11. OTHER ASSETS

11. 其他資產

		As at 30 June 2023 於二零二三年 六月三十日 (Unaudited) (未經審核) RMB'000 人民幣千元	As at 31 December 2022 於二零二二年 十二月三十一日 (Audited) (經審核) RMB'000 人民幣千元
Long-term rental deposits	長期租金按金	91,840	92,923
Lease prepayments related to variable leases	有關可變租賃的租賃預付款	33,511	55,504
Net investments in the subleases (note 10(b))	轉租賃投資淨額(附註10(b))	167,294	194,280
Others	其他	3,934	6,993
		296,579	349,700

12. INVENTORIES

12. 存貨

		As at 30 June 2023 於二零二三年 六月三十日 (Unaudited) (未經審核) RMB'000 人民幣千元	As at 31 December 2022 於二零二二年 十二月三十一日 (Audited) (經審核) RMB'000 人民幣千元
Merchandise	商品	371,919	497,607
Consumables	消耗品	3,260	3,510
Less: Impairment	減：減值	(370)	(315)
		374,809	500,802

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

13. TRADE RECEIVABLES

13. 應收貿易款項

		As at 30 June 2023 於二零二三年 六月三十日 (Unaudited) (未經審核) RMB'000 人民幣千元	As at 31 December 2022 於二零二二年 十二月三十一日 (Audited) (經審核) RMB'000 人民幣千元
Current	即期		
Third party	第三方	247,844	224,403
Less: Impairment allowance	減：減值撥備	(4,803)	(3,329)
		243,041	221,074
Non-current	非即期		
Third party	第三方	326,569	254,916
Less: Impairment allowance	減：減值撥備	(8,424)	(5,331)
		318,145	249,585

Trade receivables mainly arise from purchase by customers with credit cards and credit services arise from loan receivables. The credit period of trade receivables is generally one month. The Group seeks to maintain strict control over its outstanding receivables and has a credit control department to minimise credit risk. Overdue balances are reviewed regularly by senior management. In view of the aforementioned and the fact that the Group's trade receivables relate to a large 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, except for loan receivables which are secured over the motor vehicles of customers. Among the balance, RMB499,534,000 (31 December 2022: RMB405,428,000) are with an interest rate ranging from 7.6% to 16.0% (31 December 2022: 7.6% to 18.0%), depending on the payment term of loan receivables, while others are interest-free.

應收貿易款項主要來自客戶以信用卡支付的購買額以及來自應收貸款的信貸服務。應收貿易款項的信用期一般為一個月。本集團對其尚未償還應收款項維持嚴格控制，並設有信貸監控部門以盡量減低信貸風險。逾期結餘由高級管理層定期審閱。考慮到上述各項及本集團之應收貿易款項來自大量多元化客戶，故並無高度集中的信貸風險。本集團並無就其應收貿易款項結餘持有任何抵押品或其他信貸保證，惟以客戶的汽車作抵押的應收貸款除外。結餘中，人民幣499,534,000元（二零二二年十二月三十一日：人民幣405,428,000元）的利率介乎7.6%至16.0%（二零二二年十二月三十一日：7.6%至18.0%），該利率取決於應收貸款的還款期限，而其餘為免息。

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION 中期簡明綜合財務資料附註

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

13. TRADE RECEIVABLES (continued)

As at 30 June 2023, Parkson Credit's trade receivables of RMB300,290,000 (31 December 2022 (audited): RMB268,846,000) and unrealised receivables of RMB96,707,000 (31 December 2022 (audited): RMB85,461,000) which will be due within 48 months, were pledged to secure Parkson Credit's bank loans in Ringgit Malaysia ("RM").

An ageing analysis of the trade receivables as at 30 June 2023 and 31 December 2022, based on the invoice date and net of loss allowance, is as follows:

13. 應收貿易款項 (續)

於二零二三年六月三十日，Parkson Credit 應收貿易款項人民幣300,290,000元（二零二二年十二月三十一日（經審核）：人民幣268,846,000元）及未變現應收款項人民幣96,707,000元（二零二二年十二月三十一日（經審核）：人民幣85,461,000元）將於48個月內到期，該等款項已抵押，為Parkson Credit以林吉特（「林吉特」）計值的銀行貸款作擔保。

於二零二三年六月三十日及二零二二年十二月三十一日，按發票日期及扣除虧損撥備之應收貿易款項的賬齡分析如下：

		As at 30 June 2023 於二零二三年 六月三十日 (Unaudited) (未經審核) RMB'000 人民幣千元	As at 31 December 2022 於二零二二年 十二月三十一日 (Audited) (經審核) RMB'000 人民幣千元
Within 1 year	一年以內	243,041	221,074
1 to 2 years	一至兩年	149,757	128,190
Over 2 years	兩年以上	168,388	121,395
		561,186	470,659

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

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

14. PREPAYMENTS AND OTHER RECEIVABLES

14. 預付款項及其他應收款項

		As at 30 June 2023 於二零二三年 六月三十日 (Unaudited) (未經審核) RMB'000 人民幣千元	As at 31 December 2022 於二零二二年 十二月三十一日 (Audited) (經審核) RMB'000 人民幣千元
Lease prepayments related to variable lease payment	有關可變租賃付款的預付租金	58,030	44,859
Rental deposits	租金按金	96,120	94,082
Advances to suppliers	向供應商預付款	26,795	19,155
Operating lease receivables	經營租賃應收款項	144,859	94,087
Prepaid tax	預付稅項	7,776	28,104
Interest receivables	應收利息	1,462	1,756
Other prepayments	其他預付款項	30,651	34,439
Net investments in the subleases (note 10(b))	轉租賃投資淨額(附註10(b))	100,842	88,180
Other receivables	其他應收款項	129,245	72,418
		595,780	477,080
Less: Impairment allowance	減：減值撥備	(34,228)	(32,809)
		561,552	444,271

15. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

15. 按公允價值計量且其變動計入損益之金融資產

		As at 30 June 2023 於二零二三年 六月三十日 (Unaudited) (未經審核) RMB'000 人民幣千元	As at 31 December 2022 於二零二二年 十二月三十一日 (Audited) (經審核) RMB'000 人民幣千元
Wealth management products	理財產品	83,884	108,315

The wealth management products are managed by licensed financial institutions in the PRC to invest principally in certain financial assets including bonds, trusts, cash funds, bond funds or unlisted equity investments issued and are circulated in the PRC in accordance with the related entrusted agreements.

該等理財產品由中國持牌金融機構根據有關信託協議管理，主要投資於若干金融資產，包括於中國發行及流通之債券、信託、現金基金、債券基金或非上市股本投資。

The wealth management products are measured at fair value, which are disclosed in note 25.

如附註25所披露，理財產品按公允價值計量。

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16. CASH AND CASH EQUIVALENTS, RESTRICTED CASH AND TIME DEPOSITS

16. 現金及現金等價物、受限制現金及定期存款

		As at 30 June 2023 於二零二三年 六月三十日 (Unaudited) (未經審核) RMB'000 人民幣千元	As at 31 December 2022 於二零二二年 十二月三十一日 (Audited) (經審核) RMB'000 人民幣千元
Cash and bank balances	現金及銀行結餘	1,199,033	1,172,980
Restricted cash	受限制現金	56,418	-
Short-term deposits with original maturity of less than three months when acquired	購入時原有到期日不足三個月的短期存款	398,906	291,116
Short-term deposits more than three months and less than one year	超過三個月且不足一年的短期存款	29,560	9,477
Long-term deposits	長期存款	25,102	25,102
		1,709,019	1,498,675
Less:	減：		
- Restricted cash for interest-bearing bank loans	- 為計息銀行貸款作擔保的受限制現金	(56,418)	-
- Pledged short-term time deposits for performance guarantees	- 作履約保函的抵押短期定期存款	(5,864)	(6,864)
- Pledged long-term time deposits for performance guarantees	- 作履約保函的抵押長期定期存款	(25,102)	(25,102)
- Non-pledged short-term time deposits with original maturity of more than three months when acquired	- 購入時原有到期日超過三個月的無抵押短期定期存款	(23,696)	(2,613)
Cash and cash equivalents	現金及現金等價物	1,597,939	1,464,096

The cash and bank balances and time deposits of the Group denominated in RMB amounting to RMB1,633,886,000 at 30 June 2023 (31 December 2022 (audited): RMB1,441,092,000). RMB is not freely convertible into other currencies, however, under the PRC's Foreign Exchange Control Regulations and Administration of Settlement, Sale and Payment of Foreign Exchange Regulations, the Group is permitted to exchange RMB for other currencies through banks authorised to conduct foreign exchange business.

As at 30 June 2023, the Group has pledged deposits of RMB30,966,000 (31 December 2022 (audited): RMB31,966,000) held in designated bank accounts for performance guarantee.

於二零二三年六月三十日，本集團以人民幣計值的現金及銀行結餘以及定期存款為人民幣1,633,886,000元（二零二二年十二月三十一日（經審核）：人民幣1,441,092,000元）。人民幣不可自由兌換為其他貨幣，然而，根據中國的外匯管理條例及結匯、售匯及付匯管理規定，本集團獲准透過獲授權進行外匯業務的銀行將人民幣兌換為其他貨幣。

於二零二三年六月三十日，本集團擁有抵押存款人民幣30,966,000元（二零二二年十二月三十一日（經審核）：人民幣31,966,000元），於指定銀行賬戶持有，作履約保函。

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17. TRADE PAYABLES

An ageing analysis of the trade payables, based on the recognition date, is as follows:

		As at 30 June 2023 於二零二三年 六月三十日 (Unaudited) (未經審核) RMB'000 人民幣千元	As at 31 December 2022 於二零二二年 十二月三十一日 (Audited) (經審核) RMB'000 人民幣千元
Within 3 months	三個月內	533,979	438,147
4 to 12 months	四至十二個月	19,614	17,744
Over 1 year	一年以上	24,187	24,534
		577,780	480,425

17. 應付貿易款項

按確認日期之應付貿易款項的賬齡分析如下：

18. OTHER PAYABLES AND ACCRUALS

		As at 30 June 2023 於二零二三年 六月三十日 (Unaudited) (未經審核) RMB'000 人民幣千元	As at 31 December 2022 於二零二二年 十二月三十一日 (Audited) (經審核) RMB'000 人民幣千元
Rental payables	應付租金	8,375	9,451
Other tax payables	其他應付稅項	39,780	39,955
Deposits from suppliers	供應商按金	152,357	171,179
Construction fee payables	應付建築費	34,067	45,097
Accrued salaries and bonuses	應計薪金及花紅	38,707	65,656
Accrued interest	應計利息	4,756	5,137
Deposits received	已收按金	-	133,333
Other payables and accruals (note)	其他應付款項及應計項目 (附註)	323,587	297,661
		601,629	767,469

18. 其他應付款項及應計項目

Note: Other payables and accruals mainly included accrued operating expenses, deposits and rental advance from tenants.

附註：其他應付款項及應計項目主要包括應計經營開支、按金及租戶預付租金。

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19. CONTRACT LIABILITIES

19. 合約負債

		As at 30 June 2023 於二零二三年 六月三十日 (Unaudited) (未經審核) RMB'000 人民幣千元	As at 31 December 2022 於二零二二年 十二月三十一日 (Audited) (經審核) RMB'000 人民幣千元
Advances received from customers	已收客戶預付款	577,734	606,909
Provision for loyalty points programme	忠誠點數計劃撥備	14,621	14,404
		592,355	621,313

20. INTEREST-BEARING BANK LOANS

20. 計息銀行貸款

		As at 30 June 2023 於二零二三年 六月三十日 (Unaudited) (未經審核) RMB'000 人民幣千元	As at 31 December 2022 於二零二二年 十二月三十一日 (Audited) (經審核) RMB'000 人民幣千元
Current	即期		
Secured bank loans denominated in RM	以林吉特計值的有抵押 銀行貸款	203,207	191,630
Secured bank loans denominated in Hong Kong dollars ("HK\$")	以港元(「港元」)計值的 有抵押銀行貸款	92,200	89,330
		295,407	280,960
Non-current	非即期		
Secured bank loans denominated in HK\$	以港元計值的有抵押銀行 貸款	2,275,127	2,248,972
		2,275,127	2,248,972
		2,570,534	2,529,932

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20. INTEREST-BEARING BANK LOANS (continued)

- (a) Bank's credit facilities of RMB136,809,000 (31 December 2022 (audited): RMB100,420,000) had not been utilised as at 30 June 2023.
- (b) As at 30 June 2023 and 31 December 2022, the Group's bank loans are secured by:
- (i) mortgages over the Group's investment property situated in Beijing, which had a net carrying amount of RMB511,321,000 (31 December 2022 (audited): RMB534,870,000);
 - (ii) mortgages over the Group's building, which had a net carrying amount of RMB1,392,802,000 (31 December 2022 (audited): RMB1,415,014,000);
 - (iii) mortgages over the Group's leasehold land, which had an aggregate carrying amount RMB324,918,000 (31 December 2022 (audited): RMB331,342,000); and
 - (iv) the pledge of trade receivables of RMB300,290,000 (31 December 2022 (audited): RMB268,846,000) and unrealised receivables of RMB96,707,000 (31 December 2022 (audited): RMB85,461,000) which will be due within 48 months.

As at 30 June 2023 and 31 December 2022, items (i), (ii), and (iii) are provided to secure the Group's bank loans denominated in HK\$, and item (iv) is provided to secure the Group's bank loans denominated in RM.

20. 計息銀行貸款 (續)

- (a) 銀行信貸融資人民幣136,809,000元(二零二二年十二月三十一日(經審核):人民幣100,420,000元)於二零二三年六月三十日尚未動用。
- (b) 於二零二三年六月三十日及二零二二年十二月三十一日,本集團的銀行貸款由以下項目作抵押:
- (i) 本集團位於北京的投資物業的抵押,其賬面淨值為人民幣511,321,000元(二零二二年十二月三十一日(經審核):人民幣534,870,000元);
 - (ii) 本集團樓宇的抵押,其賬面淨值為人民幣1,392,802,000元(二零二二年十二月三十一日(經審核):人民幣1,415,014,000元);
 - (iii) 本集團租賃土地的抵押,其賬面總值為人民幣324,918,000元(二零二二年十二月三十一日(經審核):人民幣331,342,000元);及
 - (iv) 人民幣300,290,000元(二零二二年十二月三十一日(經審核):人民幣268,846,000元)的應收貿易款項及人民幣96,707,000元(二零二二年十二月三十一日(經審核):人民幣85,461,000元)的未變現應收款項(將於48個月內到期)的質押。

於二零二三年六月三十日及二零二二年十二月三十一日,項目(i)、(ii)及(iii)獲提供作為本集團以港元計值的銀行貸款的抵押;及項目(iv)獲提供作為本集團以林吉特計值的銀行貸款的抵押。

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21. ISSUED CAPITAL

		Number of ordinary shares 普通股數目 '000 千股	Nominal value 面值 HK\$'000 千港元		RMB'000 人民幣千元
Authorised:	法定：				
Ordinary shares of HK\$0.02 each	每股面值0.02港元的普通股	7,500,000	150,000		156,000
Issued and fully paid:	已發行及繳足：				
As at 1 January 2022, 31 December 2022, 1 January 2023 and 30 June 2023 (unaudited)	於二零二二年一月一日、 二零二二年十二月三十一日、 二零二三年一月一日及 二零二三年六月三十日 (未經審核)	2,634,532	52,691		55,477

No transactions occurred in the Company's issued share capital during the six months ended 30 June 2023 and the year ended 31 December 2022.

截至二零二三年六月三十日止六個月及截至二零二二年十二月三十一日止年度，本公司已發行股本概無發生交易。

22. COMMITMENTS

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

22. 承擔

(a) 本集團於報告期末有以下資本承擔：

		As at 30 June 2023 於二零二三年 六月三十日 (Unaudited) (未經審核) RMB'000 人民幣千元	As at 31 December 2022 於二零二二年 十二月三十一日 (Audited) (經審核) RMB'000 人民幣千元
Contracted but not provided for:	已訂約，但未撥備：		
Construction in progress	在建工程	9,639	66,428

(b) The Group has four (31 December 2022 (audited)): one lease contracts that have not yet commenced as at 30 June 2023. The future lease payments for these non-cancellable lease contracts are RMB3,403,000 (31 December 2022 (audited): nil) due within one year, RMB78,352,000 (31 December 2022 (audited): RMB27,054,000) due in the second to fifth years, inclusive, and RMB708,105,000 (31 December 2022 (audited): RMB153,287,000) due after five years.

(b) 於二零二三年六月三十日，本集團擁有四份（二零二二年十二月三十一日（經審核）：一份）尚未開始的租賃合約。該等不可撤銷租約於一年內、第二至第五年（包括首尾兩年）及五年後到期的未來租賃付款分別為人民幣3,403,000元（二零二二年十二月三十一日（經審核）：零）、人民幣78,352,000元（二零二二年十二月三十一日（經審核）：人民幣27,054,000元）及人民幣708,105,000元（二零二二年十二月三十一日（經審核）：人民幣153,287,000元）。

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23. DISPOSAL OF A SUBSIDIARY

During the six months ended 30 June 2022, the Group had completed the disposal of its entire equity interest in Shanghai Delight Food Co., Ltd. to an independent third party, at a consideration of RMB2,400,000. The principal activity of Shanghai Delight Food Co., Ltd. is food operation.

The major classes of assets and liabilities of Shanghai Delight Food Co., Ltd. as at 28 March 2022, are as follows:

23. 出售一間附屬公司

於截至二零二二年六月三十日止六個月，本集團完成向獨立第三方出售其於上海暢悅食品有限公司的全部股權，代價為人民幣2,400,000元。上海暢悅食品有限公司主要從事食品經營。

上海暢悅食品有限公司於二零二二年三月二十八日之主要資產及負債類別如下：

		RMB'000 人民幣千元
Property, plant and equipment	物業、廠房及設備	1,362
Right-of-use assets	使用權資產	7,655
Deferred tax assets	遞延稅項資產	403
Trade receivables	應收貿易款項	4
Prepayments and other receivables	預付款項及其他應收款項	900
Cash and cash equivalents	現金及現金等價物	33
Lease liabilities	租賃負債	(9,267)
Net assets disposed of	出售資產淨值	1,090
Gain on disposal of a subsidiary:	出售一間附屬公司的收益：	
Consideration received	已收取代價	2,400
Net assets disposed of	出售資產淨值	(1,090)
Gain on disposal of a subsidiary	出售一間附屬公司的收益	1,310
Analysis of net cash inflow on disposal:	出售之現金流入淨額分析：	
Consideration received in cash and cash equivalents	已收現金及現金等價物代價	2,400
Cash and cash equivalents disposed of	已售現金及現金等價物	(33)
Net cash inflow on disposal of a subsidiary	出售一間附屬公司的現金流入淨額	2,367
Less: Consideration received during the year ended 31 December 2021	減：截至二零二一年十二月三十一日止年度已收取代價	(2,240)
Net cash inflow on disposal of a subsidiary in current period	本期間出售一間附屬公司的現金流入淨額	127

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24. RELATED PARTY TRANSACTIONS

(a) The Group had the following transactions with related parties during the period:

24. 關聯方交易

(a) 期內，本集團與關聯方進行的交易如下：

		For the 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		
Interest income	利息收入	(i) 7,223	9,098
Property management expenses	物業管理開支	(ii) 4,788	4,788
Consultancy income	諮詢收入	(iii) 660	660
Royalty expenses	特許權開支	(iv) 563	660

Notes:

- (i) The interest income is received or receivable from Parkson Newcore Retail Shanghai Ltd. ("Parkson Newcore"), an associate of the Group. The interest income is resulted from the finance lease which is leased out from Shanghai Hongqiao Parkson Development Co., Ltd., a subsidiary of the Group.
- (ii) The property management expenses are paid or payable to Shanghai Nine Sea Lion Properties Management Co., Ltd., an associate of the Group. The property management fee was charged according to the underlying contract.
- (iii) During the six months ended 30 June 2023, the consultancy income is received or receivable from Parkson Newcore, an associate of the Group, amounting to RMB660,000 (30 June 2022: RMB660,000). The consultancy income is determined according to the underlying contracts.
- (iv) The royalty expenses are paid or payable to Parkson Services Pte. Ltd., a fellow subsidiary of the Group, for the Group's entitlement to use the "Parkson" trademark in the PRC.

附註：

- (i) 利息收入為向本集團一家聯營公司百盛紐可爾瑞特商貿(上海)有限公司(「百盛紐可爾」)收取或應收的款項。該利息收入乃因本集團一家附屬公司上海虹橋百盛商貿有限公司租出的融資租賃而產生。
- (ii) 物業管理開支為已付或應付予本集團一家聯營公司上海九海金獅物業管理有限公司的款項。物業管理費乃根據相關合約收取。
- (iii) 截至二零二三年六月三十日止六個月，已收或應收本集團聯營公司百盛紐可爾的諮詢收入為人民幣660,000元(二零二二年六月三十日：人民幣660,000元)。諮詢收入乃根據相關合約釐定。
- (iv) 特許權開支為本集團於中國使用「百盛」商標而已付或應付本集團一家同系附屬公司Parkson Services Pte. Ltd.的款項。

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24. RELATED PARTY TRANSACTIONS (continued)

- (a) The Group had the following transactions with related parties during the period: (continued)

The royalty expenses paid or payable to a fellow subsidiary of the Group constitute connected transaction and continuing connection transaction as defined in Chapter 14A of the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited (the "Listing Rules"). However, as this continuing connected transaction represent less than 0.1% of the relevant percentage ratios, pursuant to paragraph 14A.76(1)(a) of the Listing Rules, this continuing connected transaction is exempted from the reporting, annual review, announcement and independent shareholders' approval requirements.

The consultancy income received or receivable from an associate of the Group, the property management expenses paid or payable to an associate of the Group, and the interest income received or receivable from an associate of the Group do not constitute connected transactions or continuing connected transactions as defined in Chapter 14A of the Listing Rules.

- (b) Compensation of key management personnel of the Company:

24. 關聯方交易 (續)

- (a) 期內，本集團與關聯方進行的交易如下：(續)

已付或應付予本集團一家同系附屬公司的特許權開支構成關連交易及持續關連交易(定義見香港聯合交易所有限公司證券上市規則(「上市規則」)第十四A章)。然而，由於該項持續關連交易的相關百分比率低於0.1%，根據上市規則第14A.76(1)(a)段，該項持續關連交易獲豁免遵守申報、年度審閱、公告及獨立股東批准規定。

本集團一家聯營公司已付或應付的諮詢收入、已付或應付本集團一家聯營公司的物業管理開支及本集團一家聯營公司已付或應付的利息收入並不構成關連交易或持續關連交易(定義見上市規則第十四A章)。

- (b) 本公司主要管理人員薪酬：

		For the 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
Fees	袍金	640	619
Salaries, allowances, bonuses and other benefits	薪金、津貼、花紅及其他福利	3,179	3,049
		3,819	3,668

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION 中期簡明綜合財務資料附註

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

25. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS

The Group's finance department headed by a director is responsible for determining the policies and procedures for the fair value measurement of financial instruments. The director reports directly to the audit committee. At each reporting date, the finance manager analyses the movements in the values of financial instruments and determines the major inputs applied in the valuation. The valuation is reviewed and approved by the director. The valuation process and results are discussed with the audit committee twice a year for interim and annual financial reporting.

The fair values of the financial assets and liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

The Group invests in unlisted investments, which represent wealth management products issued by banks in the PRC. The Group has estimated the fair value of these unlisted investments by using a discounted cash flow valuation model based on the market interest rates of instruments with similar terms and risks.

The following table gives further information about how the fair values of these financial assets are determined, as well as the level of the fair value hierarchy into which the fair value measurements are categorised (levels 1 to 3) based on the degree to which the inputs to the fair value measurements are observable.

Level 1: quoted prices (unadjusted) in active markets for identical assets and liabilities.

Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly, and not using significant unobservable inputs.

Level 3: significant unobservable inputs for the asset or liability.

25. 金融工具公允價值及公允價值層級

由董事牽頭的本集團財務部負責確定金融工具公允價值計量的政策及程序。董事直接向審核委員會報告。於每個報告日期，財務經理分析金融工具的價值變動及釐定估值採用的主要輸入數據。估值由董事審閱及批准。審核委員會每年兩次討論估值程序及結果，以便作出中期及年度財務報告。

金融資產及負債的公允價值按自願雙方可於當前交易（脅迫或清盤銷售除外）中交換該工具所需之金額入賬。

本集團投資於非上市投資，即中國內地銀行發行的理財產品。本集團已採用貼現現金流量估值模式按條款及風險相若的工具的市場利率估計該等非上市投資的公允價值。

下表提供有關該等金融資產的公允價值如何釐定的進一步資料，以及根據公允價值計量的輸入數據可觀察程度，對公允價值計量的公允價值層級水平分類（第一級至第三級）。

第一層：同等資產及負債於活躍市場之報價（未經調整）。

第二層：就資產或負債而直接或間接可觀察且並非使用重大不可觀察輸入數據計量的輸入數據（第一層包括的報價除外）。

第三層：資產或負債的重大不可觀察輸入數據。

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

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

25. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (continued) 25. 金融工具公允價值及公允價值層級 (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)	Valuation technique and key input 估值技術及 主要輸入數據	Significant unobservable input 重要的不可 觀察輸入數據	Weighted average yield rate 加權平均收益率
Level 3 第三層					
Financial assets at fair value through profit or loss – Wealth management products 按公允價值計量且其變動計入損益之金融資產 – 理財產品	83,884	108,315	Discounted cash flow 貼現現金流量	Expected yield rate 預期收益率	2.7% (31 December 2022 (audited):2.7%) 2.7% (二零二二年十二月三十一日 (經審核): 2.7%)

26. APPROVAL OF THE INTERIM FINANCIAL INFORMATION

The interim financial information was approved and authorised for issue by the board of directors on 17 August 2023.

26. 批准中期財務資料

董事會已於二零二三年八月十七日批准及授權刊發中期財務資料。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

The Board wishes to present the interim results of the Group for the six months ended 30 June 2023 (the "Review Period").

During the Review Period, the People's Republic of China ("PRC") has been adjusting and fine-tuning its COVID-19 prevention and control measures in response to the evolving situation. The gradual resumption of cross-province and cross-border travel is expected to drive the Group's growth.

While the Group is faced with significant challenges such as the economic slowdown and a slower than expected recovery in consumer spending, the Group is determined to overcome them by being agile, customer-focused and cost-conscious in order to drive the Group strategies for sustainable growth.

FINANCIAL RESULTS

During the Review Period, the Group recorded gross sales proceeds of RMB5,365.5 million (including value-added tax), representing an increase of 7.3% compared to the same period last year. This increase was mainly due to the increase in rental income and the growth in Same Store Sales ("SSS") with the lifting of COVID-19 related prevention and control measures. SSS increased by 4.9% during the Review Period. The operating profit of the Group during the Review Period was RMB264.8 million as compared the same period last year of RMB2.7 million, representing an increase of RMB262.1 million compared to the same period last year.

As of 30 June 2023, the Group operated and managed 43 Parkson stores, including department stores, shopping malls, city outlets, the "Parkson Beauty" concept store and supermarkets, as well as 2 Parkson Newcore City Malls, across 29 cities in PRC and Laos.

FOCUSING ON MAIN BUSINESS

In the face of ongoing market changes and intense competition, the Group is focusing on its main business and striving to become a leading commercial space operator. The Group continually evaluates and adjusts its resources in a timely manner, in line with its business development plan. By diversifying its income sources and exploring various business models, the Group aims to drive sustainable development.

董事會欣然呈報本集團截至二零二三年六月三十日止六個月（「回顧期」）之中期業績。

於回顧期內，中華人民共和國（「中國」）根據不斷變化的情況調整及優化COVID-19的預防及控制措施。跨省和跨境旅行的逐漸恢復預計將推動本集團的增長。

儘管本集團面臨重大挑戰，例如經濟放緩及消費者支出的復甦慢於預期，本集團堅持保持靈活、以客戶為中心及注重成本的方式克服這些挑戰，以推動本集團可持續增長的戰略。

財務業績

於回顧期內，本集團錄得銷售所得款項總額人民幣5,365.5百萬元（含增值稅），較去年同期增長7.3%，主要歸因於COVID-19的相關預防及控制措施的解除使得租金收入及同店銷售（「同店銷售」）的增長。同店銷售於回顧期內增長4.9%。於回顧期內，本集團錄得經營利潤為人民幣264.8百萬元，較去年同期人民幣2.7百萬元，增長人民幣262.1百萬元。

截至二零二三年六月三十日，本集團在中國29個城市及老撾運營管理43家百盛門店（包括百貨店、購物廣場、城市奧特萊斯、「Parkson Beauty」概念店及超市）及2家百盛優客城市廣場。

聚焦主業

面對市場的不斷變化以及日益激烈的市場競爭，本集團聚焦於主業，致力於成為一家領先的商業空間運營商。本集團持續根據其業務發展計劃適時評估及調整資源。本集團旨在透過多元化收入來源和探索各種商業營運模式，推動可持續發展。



MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

The Group believes that its strategies of "Multiple Stores in a City" and "Model Innovation" will attract customers with different consumption levels and habits, ultimately allowing the Group to gain greater market share in the long run.

In October 2022, the Group's wholly-owned subsidiary, Jiangxi Parkson Shopping Centre Management Co., Ltd., signed a Tenancy Agreement with Nanchang Hui Xin Industrial Co., Ltd. with the objective of opening a new store in Nanchang County, Jiangxi Province, expected to be in the fourth quarter of 2023. This store will be the Group's fourth store in Jiangxi Province.

In April 2023, the Group's wholly-owned subsidiary, Mianyang Fulin Parkson Plaza Co., Ltd., undertook the signing of a Tenancy Agreement with Mianyang New Investment Industrial Co., Ltd. The store is expected to be launched in the first quarter of 2026. Besides this, Mianyang Fulin Parkson Plaza Co., Ltd. entered into a Tenancy Agreement with Mianyang Kefa Construction Group Co., Ltd in June 2023 to open a supermarket in the fourth quarter of 2023. These two new stores will be the Group's fourth and fifth stores in Mianyang City, Sichuan Province.

Additionally, the Group's wholly-owned subsidiary, Shanxi Parkson Retail Development Co., Ltd., entered into a Parkson Outlet Cooperation Agreement with Datong Dezhiyuan Real Estate Development Co., Ltd. in January 2023. To implement the Cooperation Agreement, the Group and the Landlord entered into a Tenancy Agreement and Entrusted Management Agreement on the same date. This will be the Group's third store in Datong City, which is expected to be launched in the second half of 2024.

The Group's beauty concept store, namely "Parkson Beauty" specializes in premium cosmetics, skincare products and beauty services offering fashionable products and personalized beauty service to esteemed customers. The Group closely monitors the beauty market's development trends and promptly launches targeted strategies for the beauty sector, aiming to attract the younger generation of consumers through customized service experiences.

本集團相信，憑著「一市多店」以及「模式創新」的策略，將吸引不同消費層次和消費習慣的顧客，長遠看來有助本集團贏得更多市場份額。

二零二二年十月，本集團全資附屬公司江西百盛購物中心管理有限公司與南昌匯信實業有限公司簽訂租賃協議，擬在江西省南昌縣開設新店，並預計在二零二三年第四季度開業。此門店將成為本集團在江西省的第四家門店。

二零二三年四月，本集團全資附屬公司綿陽富臨百盛廣場有限公司完成了與綿陽新投資實業有限責任公司租賃協議的簽訂。此門店預計在二零二六年第一季度開業。此外，綿陽富臨百盛廣場有限公司亦與綿陽科發建築工程集團有限責任公司於二零二三年六月簽訂了租賃協議，預計於二零二三年第四季度開設一家超市。此兩家門店將成為本集團在四川省綿陽市的第四家及第五家門店。

除此之外，本集團全資附屬公司山西百盛商業發展有限公司與大同市德致遠房地產開發有限責任公司於二零二三年一月簽訂百盛奧萊合作協議。為落實合作協議，本集團與業主於同日訂立租賃協議及委託管理協議。此將為本集團擬在大同市開設的第三家門店，並預計在二零二四年下半年開業。

本集團的美妝概念店，即「Parkson Beauty」專營高檔美妝、護膚產品及美妝服務，為尊貴客戶提供最時尚的商品及個性化美妝服務。本集團持續關注著美妝市場的發展趨勢，並及時對美妝版塊推出定向的發展戰略，旨在通過定制化的服務體驗吸引年輕一代消費者。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

OUTLOOK AND FUTURE PLANS

Looking ahead, with four new stores in the pipeline, the Group is well-positioned to capture growth opportunities in markets that we are very familiar with. These new stores will enable us to offer our customers an even wider range of high-quality products. As an outstanding commercial space operator, we aim to provide our customers with an exceptional shopping and life experiences. We are confident that these experiences will contribute significantly to our long-term sustainable growth and profitability.

We believe that with the lifting of COVID-19 related prevention and control measures, along with the Group's business strategies and extensive experience in the retail market over the past three decades, we can achieve stable and sustainable performance despite the challenging environment, and create long-term value for our shareholders.

前景及未來計劃

展望未來，隨著四家新店正在籌備中，本集團在我們很熟悉的市場上具備良好的條件抓住增長機遇。這些新門店將使我們能夠為客戶提供更廣泛的高品質產品。作為一家優秀的商業空間運營商，我們的宗旨是為我們的客戶提供卓越的購物及生活體驗。我們相信這些體驗將對我們的長期可持續增長和盈利能力產生重大貢獻。

我們相信，隨著COVID-19相關的預防及控制措施的解除，以及本集團在過去三十年在零售市場的業務策略以及豐富經驗，我們能夠在具挑戰性的大環境當中取得穩定及可持續表現，並為我們的股東創造長遠價值。

FINANCIAL REVIEW

財務回顧

GSP AND TOTAL OPERATING REVENUES

During the first six months of 2023, the Group generated total GSP of RMB5,365.5 million (inclusive of value-added tax) or RMB4,823.7 million (net of value-added tax). Total GSP increase by 7.3% was mainly due to increase in rental income and total merchandise sales. Rental income increased by 80.6% and SSS increased by 4.9% in 1H2023.

TOTAL MERCHANDISE SALES

The following table sets out a breakdown of our total merchandise sales through different channels for the periods indicated:

銷售所得款項總額及經營收益總額

於二零二三年首六個月，本集團的銷售所得款項總額為人民幣5,365.5百萬元（含增值稅）或人民幣4,823.7百萬元（不含增值稅）。銷售所得款項總額上升7.3%，乃主要由於租金收入及商品銷售總額增加。於二零二三年上半年，租金收入上升80.6%及同店銷售上升4.9%。

商品銷售總額

下表載列於所示期間按不同渠道劃分的商品銷售總額明細：

		For the 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		Period-on- period change (%) 同比變動(%)
		RMB'000	% of total 佔總額的	RMB'000	% of total 佔總額的	
		人民幣千元	百分比(%)	人民幣千元	百分比(%)	
Concessionaire sales	特許專櫃銷售	3,003,808	72.1%	2,872,126	71.3%	4.6%
Direct sales	直接銷售	1,164,266	27.9%	1,155,058	28.7%	0.8%
		4,168,074	100.0%	4,027,184	100.0%	3.5%

Concessionaire sales which constituted 72.1% of the Group's total merchandise sales in 1H2023, increased by 4.6% as compared to the same period of last year; while direct sales increased by 0.8% as compared to the same period of last year. The Group's sales in 1H2023 increased across both concessionaire sales and direct sales as compared to 1H2022.

MERCHANDISE GROSS MARGIN

The Group's merchandise gross margin, a combination of concessionaire commission rate and the direct sales margin, remain stable at 13.5% in 1H2023 as compared to 1H2022.

於二零二三年上半年，佔本集團商品銷售總額72.1%的特許專櫃銷售較去年同期上升4.6%；而直接銷售較去年同期上升0.8%。於二零二三年上半年，本集團的特許專櫃銷售及直接銷售較二零二二年上半年均有所增加。

商品銷售毛利率

於二零二三年上半年，本集團的商品銷售毛利率，即綜合特許專櫃銷售佣金率及直接銷售的毛利率，較二零二二年上半年維持穩定於13.5%。

TOTAL OPERATING REVENUES

Total operating revenues of the Group increased by 11.3% to RMB2,218.2 million in 1H2023 as compared to RMB1,993.4 million in 1H2022. The increase in total operating revenues was mainly due to the recognition of rental income from the investment property located in Beijing Financial Street.

The revenue from contracts with customers which constituted 70.9% of our total operating revenues in 1H2023, increased by RMB25.3 million or 1.6% as compared to the same period of last year. The revenue from contracts with customers consists of sale of goods from direct sales, commissions from concessionaire sales and consultancy and management service fees.

OPERATING EXPENSES

Purchase of goods and changes in inventories

Purchase of goods and changes in inventories represent the cost of sales for direct sales. Cost of sales increased by RMB1.0 million or 0.1% from RMB998.3 million in 1H2022 to RMB999.3 million in 1H2023. The purchase of goods and changes in inventories remain stable in 1H2023 as compared to the same period of last year.

Staff costs

Staff costs decreased by RMB30.0 million or 10.7% from RMB280.9 million in 1H2022 to RMB250.8 million in 1H2023. The decrease was mainly due to closure of underperforming business. On a same store basis, staff costs decreased by 3.8% in 1H2023.

Staff costs as a percentage of GSP decreased from 6.3% in 1H2022 to 5.2% in 1H2023.

Depreciation and amortisation

Depreciation and amortisation decreased by 2.3% from RMB309.1 million in 1H2022 to RMB302.1 million in 1H2023. The decrease was primarily due to decrease in depreciation for the right-of-use assets of the properties as a result of changed in lease term for certain stores and closure of underperforming business. In 1H2023, depreciation expenses on right-of-use assets of properties of RMB183.2 million was recognised as compared to RMB207.7 million in 1H2022. On a same store basis, depreciation and amortisation decreased by 9.0% in 1H2023.

經營收益總額

於二零二三年上半年，本集團的經營收益總額上升11.3%至人民幣2,218.2百萬元，而二零二二年上半年為人民幣1,993.4百萬元。經營收益總額的增加主要由於確認來自位於北京金融街投資物業的租金收入。

來自客戶合約的收益佔本集團於二零二三年上半年經營收益總額的70.9%，較去年同期上升人民幣25.3百萬元或1.6%。來自客戶合約的收益包括自營銷售額、特許專櫃銷售佣金以及諮詢及管理服務費。

經營開支

購買貨物及存貨變動

購買貨物及存貨變動指直接銷售的銷售成本。銷售成本由二零二二年上半年的人民幣998.3百萬元上升人民幣1.0百萬元或0.1%至二零二三年上半年的人民幣999.3百萬元。於二零二三年上半年，購買貨物及存貨變動較去年同期維持穩定。

員工成本

員工成本由二零二二年上半年的人民幣280.9百萬元下降人民幣30.0百萬元或10.7%至二零二三年上半年的人民幣250.8百萬元。該減少主要由於關閉表現不佳業務。於二零二三年上半年，同店員工成本下降3.8%。

員工成本佔銷售所得款項總額的百分比由二零二二年上半年的6.3%下降至二零二三年上半年的5.2%。

折舊及攤銷

折舊及攤銷由二零二二年上半年的人民幣309.1百萬元下降2.3%至二零二三年上半年的人民幣302.1百萬元。該減少主要由於若干門店的租賃條款變更及關閉表現不佳業務令物業的使用權資產折舊減少。於二零二三年上半年，確認物業的使用權資產的折舊開支人民幣183.2百萬元，而二零二二年上半年為人民幣207.7百萬元。於二零二三年上半年，同店折舊及攤銷下降9.0%。



FINANCIAL REVIEW 財務回顧

Depreciation and amortisation as a percentage of GSP decreased from 6.9% in 1H2022 to 6.3% in 1H2023.

Rental expenses

Rental expenses increased by RMB30.4 million to RMB43.2 million in 1H2023 from RMB12.8 million. The increased in rental expenses mainly due to RMB26.8 million in 1H2022 was deducted in rental expenses to reflect changes in lease payments that arise from rent concessions to which the practical expedient under IFRS 16 is applied where not applicable for 1H2023. On a same store basis, rental expenses increased by RMB29.4 million in 1H2023.

Rental expenses as a percentage of GSP increased from 0.3% in 1H2022 to 0.9% in 1H2023.

Other operating expenses

Other operating expenses which consist primarily of (a) utilities cost; (b) marketing, promotional and selling expenses; (c) property management expenses; (d) general administrative expenses; and (e) city development and educational surcharge, decreased by 8.1% from RMB389.6 million in 1H2022 to RMB358.0 million in 1H2023. The decrease in other operating expenses mainly due to assets impairment of RMB67.7 million was provided in 1H2022 where RMB37.9 million was provided in 1H2023. On a same store basis, other operating expense decreased by 14.5% in 1H2023.

Other operating expenses as a percentage of GSP decreased from 8.7% in 1H2022 to 7.4% in 1H2023.

PROFIT FROM OPERATIONS

The Group generated a profit from operations of RMB264.8 million in 1H2023, an increase of RMB262.1 million as compared to a profit of RMB2.7 million recorded in 1H2022.

Profit from operations as a percentage of GSP increased from 0.1% in 1H2022 to 5.5% in 1H2023.

折舊及攤銷佔銷售所得款項總額的百分比由二零二二年上半年的6.9%下降至二零二三年上半年的6.3%。

租金開支

於二零二三年上半年，租金開支由人民幣12.8百萬元增加人民幣30.4百萬元至人民幣43.2百萬元。租金開支的增加主要由於二零二二年上半年從租金開支中沖減了人民幣26.8百萬元，以反映因應用國際財務報告準則第16號項下實際可行的權宜方法而產生租金減免的租賃付款變動，而該情況不適用於二零二三年上半年。於二零二三年上半年，同店租金開支增加人民幣29.4百萬元。

租金開支佔銷售所得款項總額的百分比由二零二二年上半年的0.3%上升至二零二三年上半年的0.9%。

其他經營開支

其他經營開支主要包括(a)水電費；(b)市場營銷、宣傳及銷售費用；(c)物業管理開支；(d)一般行政開支；及(e)城市建設及教育附加費，由二零二二年上半年的人民幣389.6百萬元下降8.1%至二零二三年上半年的人民幣358.0百萬元。其他經營開支的減少主要由於二零二二年上半年已就資產減值人民幣67.7百萬元計提撥備，而二零二三年上半年則計提撥備人民幣37.9百萬元。於二零二三年上半年，同店其他經營開支下降14.5%。

其他經營開支佔銷售所得款項總額的百分比由二零二二年上半年的8.7%下降至二零二三年上半年的7.4%。

經營利潤

於二零二三年上半年，本集團的經營利潤為人民幣264.8百萬元，較二零二二年上半年錄得的利潤人民幣2.7百萬元增加人民幣262.1百萬元。

經營利潤佔銷售所得款項總額的百分比由二零二二年上半年的0.1%上升至二零二三年上半年的5.5%。

FINANCE INCOME/(COSTS)

The Group incurred net finance costs of RMB221.8 million in 1H2023 which represented an increase of RMB35.2 million or 18.9% compared to RMB186.6 million 1H2022. The increase in finance cost mainly resulted from the increase in interest on interest-bearing bank loans which increase from RMB41.0 million in 1H2022 to RMB94.5 million in 1H2023.

For interest expense on the lease liabilities, RMB154.8 million was recognised in finance cost in 1H2023 as compared to RMB176.7 million in 1H2022. For interest income on the net investments in sublease, RMB11.7 million was recognised in finance income as compared to RMB13.8 million in 1H2022 under IFRS 16.

SHARE OF PROFIT/(LOSS) OF A JOINT VENTURE

This is the share of profit/(loss) from Xinjiang Youhao Parkson Development Co., Ltd., a joint venture of the Group. The Group share of loss of RMB1.2 million in 1H2022 and share of profit of RMB10.0 million in 1H2023.

SHARE OF PROFIT/(LOSS) FROM ASSOCIATES

This is the share of results from the Group's associates. The Group share of loss from associates of RMB4.9 million in 1H2022 and share of profit from associates of RMB7.6 million in 1H2023. The increase was mainly due to recovery from COVID-19.

PROFIT/(LOSS) BEFORE TAX

Profit before tax is RMB60.6 million in 1H2023, compared to loss before tax of RMB190.0 million in 1H2022. This profit before tax in 1H2023 was primarily due to recovery from COVID-19.

Profit before tax as a percentage of GSP was 1.3% in 1H2023, as compared to loss before tax as a percentage of GSP was (4.2%) in 1H2022.

融資收入／(成本)

於二零二三年上半年，本集團的淨融資成本為人民幣221.8百萬元，較二零二二年上半年的人民幣186.6百萬元上升人民幣35.2百萬元或18.9%。融資成本的增加主要由於計息銀行貸款的利息由二零二二年上半年的人民幣41.0百萬元增加至二零二三年上半年的人民幣94.5百萬元。

就租賃負債的利息開支而言，於二零二三年上半年，確認融資成本人民幣154.8百萬元，而二零二二年上半年則為人民幣176.7百萬元。就轉租賃投資淨額的利息收入而言，根據國際財務報告準則第16號，確認融資收入人民幣11.7百萬元，而二零二二年上半年則為人民幣13.8百萬元。

應佔合營企業利潤／(虧損)

此為應佔本集團一家合營企業新疆友好百盛商業發展有限公司的利潤／(虧損)。於二零二二年上半年，本集團應佔虧損為人民幣1.2百萬元，而二零二三年上半年為應佔利潤人民幣10.0百萬元。

應佔聯營公司利潤／(虧損)

此乃應佔本集團聯營公司的業績。於二零二二年上半年，本集團應佔聯營公司虧損為人民幣4.9百萬元，而二零二三年上半年的應佔聯營公司利潤為人民幣7.6百萬元。該增加主要由於自COVID-19中復甦所致。

稅前利潤／(虧損)

於二零二三年上半年，稅前利潤為人民幣60.6百萬元，而二零二二年上半年的稅前虧損為人民幣190.0百萬元。二零二三年上半年的此稅前利潤主要由於自COVID-19中復甦所致。

於二零二三年上半年，稅前利潤佔銷售所得款項總額的百分比為1.3%，而二零二二年上半年的稅前虧損佔銷售所得款項總額的百分比為(4.2%)。



FINANCIAL REVIEW 財務回顧

INCOME TAX CREDIT

Income tax credit of RMB6.1 million in 1H2023 as compared to RMB8.9 million (restated) in 1H2022.

PROFIT/(LOSS) FOR THE PERIOD

As a result of the foregoing, the Group recorded a profit for the period of RMB66.7 million in 1H2023 as compared to a loss of RMB181.1 million (restated) recorded for the corresponding period of last year.

PROFIT/(LOSS) ATTRIBUTABLE TO OWNERS OF THE COMPANY

The Group recorded a profit attributable to owners of the Company amounted to RMB63.1 million in 1H2023 as compared to a loss of RMB181.8 million (restated) recorded for the corresponding period of last year.

LIQUIDITY AND FINANCIAL RESOURCES

As at 30 June 2023, the Group had cash and cash equivalents of RMB1,597.9 million (31 December 2022: RMB1,464.1 million), time deposits of RMB54.7 million (31 December 2022: RMB34.6 million), financial assets at fair value through profit or loss of RMB83.9 million (31 December 2022: RMB108.3 million) and restricted cash of RMB56.4 million (31 December 2022: Nil).

The Group's cash and cash equivalents are mainly denominated in Renminbi with the remaining denominated in United States dollars, Hong Kong dollars and others.

Total debt to total assets ratio of the Group was 22.9% as at 30 June 2023 (31 December 2022: 21.9%).

CURRENT ASSETS AND NET ASSETS

The Group's current assets as at 30 June 2023 was RMB2,947.2 million. Net assets of the Group decreased by 0.5% to RMB3,301.7 million as at 30 June 2023 from RMB3,318.3 million (restated) as at 31 December 2022.

所得稅抵免

於二零二三年上半年，所得稅抵免為人民幣6.1百萬元，而二零二二年上半年為人民幣8.9百萬元（經重列）。

期內利潤／（虧損）

由於上述原因，本集團於二零二三年上半年錄得期內利潤人民幣66.7百萬元，而去年同期錄得虧損人民幣181.1百萬元（經重列）。

本公司所有人應佔利潤／（虧損）

於二零二三年上半年，本集團錄得本公司所有人應佔利潤為人民幣63.1百萬元，而去年同期錄得虧損人民幣181.8百萬元（經重列）。

流動資金及財務資源

於二零二三年六月三十日，本集團擁有現金及現金等價物人民幣1,597.9百萬元（二零二二年十二月三十一日：人民幣1,464.1百萬元）、定期存款人民幣54.7百萬元（二零二二年十二月三十一日：人民幣34.6百萬元）、按公允價值計量且其變動計入損益之金融資產人民幣83.9百萬元（二零二二年十二月三十一日：人民幣108.3百萬元）及受限制現金人民幣56.4百萬元（二零二二年十二月三十一日：零）。

本集團的現金及現金等價物主要以人民幣計值，其餘則以美元、港元及其他計值。

於二零二三年六月三十日，本集團的債務總額與總資產比率為22.9%（二零二二年十二月三十一日：21.9%）。

流動資產及資產淨值

於二零二三年六月三十日，本集團的流動資產為人民幣2,947.2百萬元。本集團的資產淨值由二零二二年十二月三十一日的人民幣3,318.3百萬元（經重列）下降0.5%至二零二三年六月三十日的人民幣3,301.7百萬元。

INFORMATION ON THE FINANCIAL PRODUCTS

Financial assets at fair value through profit or loss refer to the non-principal preservation type wealth management products subscribed by the Group from licensed banks operate in PRC. As at 30 June 2023, the fair value of these products was RMB83.9 million, accounting for approximately 0.7% of the total assets of the Group.

PLEDGE OF ASSETS

As at 30 June 2023, the Group has pledged account receivables of RMB300.3 million, pledged buildings, investment properties and leasehold land with a net carrying amount of approximately RMB1,392.8 million, RMB511.3 million and RMB324.9 million, respectively, to secure the general bank loans. The Group has pledged unrealised receivables of RMB96.7 million which will be due within 48 months to secure the general interest-bearing bank loans. In addition, the Group has pledged deposits of RMB31.0 million held in designated bank accounts for performance guarantee.

Other than the aforesaid, no other assets are pledged to any bank or lender.

金融產品信息

按公允價值計量且其變動計入損益之金融資產指本集團自於中國經營的持牌銀行認購的非保本型理財產品。於二零二三年六月三十日，該等產品的公允價值為人民幣83.9百萬元，約佔本集團總資產的0.7%。

資產質押

於二零二三年六月三十日，本集團質押的應收賬款為人民幣300.3百萬元，質押的樓宇、投資物業及租賃土地的賬面淨值分別約為人民幣1,392.8百萬元、人民幣511.3百萬元及人民幣324.9百萬元，以為一般銀行貸款提供擔保。本集團以48個月內到期的未變現應收款項人民幣96.7百萬元進行質押，以為一般計息銀行貸款提供擔保。此外，本集團以指定銀行賬戶中人民幣31.0百萬元的質押存款作為履約保函。

除上文所述者外，概無其他資產質押予任何銀行或貸款人。



INTERIM DIVIDEND 中期股息

The Board approved the payment of an interim dividend of RMB0.01 in cash per share. The interim dividend will be paid in Hong Kong dollars, such amount is to be calculated by reference to the middle rate published by People's Bank of China for the conversion of Renminbi to Hong Kong dollars as at 6 September 2023.

The interim dividend will be payable on 20 September 2023 to the shareholders whose name appears on the Register of Members of the Company at the close of business on 7 September 2023.

董事會已批准以現金派付中期股息每股人民幣0.01元。中期股息將以港元派付，金額將參考中國人民銀行於二零二三年九月六日公佈的將人民幣兌換為港元的中間匯率計算。

本公司將於二零二三年九月二十日向於二零二三年九月七日營業時間結束時名列本公司股東名冊的股東派付中期股息。

CLOSURE OF REGISTER OF MEMBERS 暫停辦理股份過戶登記手續

The Company's Register of Members will be closed from 6 September 2023 to 7 September 2023 (both dates inclusive). During such period no transfer of shares will be registered. In order to qualify for the interim dividend, all transfer of shares accompanied by the relevant share certificates must be lodged with the Company's branch share registrar in Hong Kong, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong for registration not later than 4:30 p.m. on Tuesday, 5 September 2023.

本公司將於二零二三年九月六日至二零二三年九月七日（包括首尾兩日）期間暫停辦理股份過戶登記手續。期間概不會辦理股份過戶登記手續。為符合資格收取中期股息，所有股份過戶文件連同有關股票必須於二零二三年九月五日（星期二）下午四時三十分前呈交本公司的香港股份過戶登記分處卓佳證券登記有限公司辦理登記手續，地址為香港夏慤道16號遠東金融中心17樓。

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

董事及最高行政人員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 Directors and Chief Executive of the Company in the shares, underlying shares and/or debentures (as the case may be) of the Company or any of its associated corporations (within the meaning of the Securities and Futures Ordinance (the "SFO")) which will be required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which any such Director or Chief Executive is taken or deemed to have under such provisions of the SFO) or which were required to be entered in the register required to be kept by the Company under Section 352 of the SFO or which were otherwise required to be notified to the Company and the Stock Exchange pursuant to the Model Code, were set out below:

於二零二三年六月三十日，本公司董事及最高行政人員於本公司或其任何相聯法團（定義見證券及期貨條例（「證券及期貨條例」）的股份、相關股份及／或債權證（視情況而定）中，擁有根據證券及期貨條例第XV部第7及第8分部須知會本公司及聯交所的權益及淡倉（包括根據證券及期貨條例的有關條文任何有關董事或最高行政人員被當作或被視作擁有的權益及淡倉）；或須記入本公司根據證券及期貨條例第352條而須存置的登記冊的權益及淡倉；或根據標準守則須另行知會本公司及聯交所的權益及淡倉如下：

(a) Long positions of Tan Sri Cheng Heng Jem in the share capital of the Company:

(a) 丹斯里鍾廷森於本公司股本中的好倉：

Nature of Interest 權益性質	Name of Registered Owner 登記持有人名稱	Name of Beneficial Owner 實益擁有人名稱	Number and Class of Securities (Note 1) 證券數目及類別 (附註1)	Approximate Percentage of Shareholding (Note 2) 股權概約百分比 (附註2)
Corporate interest 公司權益	PRG Corporation Limited ("PRG Corporation")	PRG Corporation	1,438,300,000 ordinary shares 1,438,300,000股 普通股	54.59%
Corporate interest 公司權益	East Crest International Limited ("East Crest")	East Crest	9,970,000 ordinary shares 9,970,000股 普通股	0.38%

NOTES:

附註：

- Tan Sri Cheng Heng Jem, together with his wife, Puan Sri Chan Chau Ha alias Chan Chow Har, through their interests and a series of companies in which they have a substantial interest, are entitled to exercise or control the exercise of more than one-third of the voting power at general meetings of Parkson Holdings Berhad ("PHB"). Since PHB is entitled to exercise or control the exercise of 100% of the voting power at general meeting of PRG Corporation through East Crest, pursuant to the SFO, he is deemed to be interested in both the 1,438,300,000 Shares held by PRG Corporation and the 9,970,000 Shares held by East Crest in the Company.
- Based on the issued and paid-up capital of the Company as at 30 June 2023.
- 丹斯里鍾廷森連同其妻子潘斯里陳秋霞憑藉彼等的權益及彼等擁有重大權益的一系列公司，有權於Parkson Holdings Berhad（「PHB」）股東大會上行使三分之一以上投票權或控制上述投票權的行使。由於PHB有權透過East Crest於PRG Corporation股東大會上行使100%投票權或控制上述投票權的行使，因此，根據證券及期貨條例，彼被視為於PRG Corporation所持本公司1,438,300,000股股份及East Crest所持本公司9,970,000股股份中擁有權益。
- 以本公司於二零二三年六月三十日的已發行及繳足股本為基準。

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

董事及最高行政人員於股份及相關股份的權益及淡倉

(b) Long positions of Tan Sri Cheng Heng Jem in the share capital of the Company's associated corporations (as defined in the SFO):

(b) 丹斯里鍾廷森於本公司相聯法團（定義見證券及期貨條例）股本中的好倉：

Name of Associated Corporation 相聯法團名稱	Nature of Interest 權益性質	Name of Registered Owner 登記擁有人名稱	Name of Beneficial Owner 實益擁有人名稱	Number and Class of Securities 證券數目及類別	Approximate Percentage of Shareholding 股權概約百分比
PHB	Beneficial interest and corporate interest 實益權益及公司權益	Tan Sri Cheng Heng Jem together with his spouse, Puan Sri Chan Chau Ha alias Chan Chow Har directly, and through a series of controlled corporations 丹斯里鍾廷森連同其配偶潘斯里陳秋霞直接，及透過一系列受控法團	Tan Sri Cheng Heng Jem together with his spouse, Puan Sri Chan Chau Ha alias Chan Chow Har directly, and through a series of controlled corporations 丹斯里鍾廷森連同其配偶潘斯里陳秋霞直接，及透過一系列受控法團	626,917,128 ordinary shares 626,917,128 股普通股	54.56%
East Crest	Corporate interest 公司權益	PHB	PHB	1 ordinary share 1股普通股	100%
Puncak Pelita Sdn. Bhd.	Corporate interest 公司權益	PHB	PHB	2 ordinary shares 2股普通股	100%
Parkson Properties Holdings Co., Ltd.	Corporate interest 公司權益	PHB	PHB	2 ordinary shares 2股普通股	100%
Parkson Vietnam Investment Holdings Co., Ltd.	Corporate interest 公司權益	PHB	PHB	2 ordinary shares 2股普通股	100%
Prime Yield Holdings Limited	Corporate interest 公司權益	PHB	PHB	1 ordinary share 1股普通股	100%
Corporate Code Sdn. Bhd.	Corporate interest 公司權益	PHB	PHB	2 ordinary shares 2股普通股	100%
PRG Corporation	Corporate interest 公司權益	East Crest	East Crest	1 ordinary share 1股普通股	100%
Smart Spectrum Limited	Corporate interest 公司權益	East Crest	East Crest	1 ordinary share 1股普通股	100%
Serbadagang Holdings Sdn. Bhd.	Corporate interest 公司權益	East Crest	East Crest	2 ordinary shares 2股普通股	100%
Parkson Services Pte. Ltd.	Corporate interest 公司權益	East Crest	East Crest	100 ordinary shares 100股普通股	100%

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

董事及最高行政人員於股份及相關股份的權益及淡倉

Name of Associated Corporation 相聯法團名稱	Nature of Interest 權益性質	Name of Registered Owner 登記擁有人名稱	Name of Beneficial Owner 實益擁有人名稱	Number and Class of Securities 證券數目及類別	Approximate Percentage of Shareholding 股權概約百分比
Parkson Retail Asia Limited	Beneficial interest and corporate interest 實益權益及公司權益	Tan Sri Cheng Heng Jem and through East Crest 丹斯里鍾廷森及透過East Crest	Tan Sri Cheng Heng Jem and through East Crest 丹斯里鍾廷森及透過East Crest	458,433,300 ordinary shares 458,433,300 股普通股	68.03%
Parkson Properties Hanoi Co., Ltd.	Corporate interest 公司權益	Parkson Properties Holdings Co., Ltd.	Parkson Properties Holdings Co., Ltd.	1 ordinary share 1股普通股	100%
Parkson TSN Holdings Co., Ltd.	Corporate interest 公司權益	Parkson Vietnam Investment Holdings Co., Ltd.	Parkson Vietnam Investment Holdings Co., Ltd.	2 ordinary shares 2股普通股	100%
Dyna Puncak Sdn. Bhd.	Corporate interest 公司權益	Prime Yield Holdings Limited	Prime Yield Holdings Limited	2 ordinary shares 2股普通股	100%
Gema Binari Sdn. Bhd.	Corporate interest 公司權益	Prime Yield Holdings Limited	Prime Yield Holdings Limited	2 ordinary shares 2股普通股	100%
Prestasi Serimas Sdn. Bhd.	Corporate interest 公司權益	Prime Yield Holdings Limited	Prime Yield Holdings Limited	2,000,000 ordinary shares 2,000,000 股普通股	100%
Centro Retail Pte. Ltd.	Corporate interest 公司權益	Parkson Retail Asia Limited	Parkson Retail Asia Limited	2 ordinary shares (SGD) 2股普通股 (新元) 1 ordinary share (MYR) 1股普通股 (林吉特)	100%
PT. Tozy Sentosa (Put into bankruptcy on 17 May 2021) PT. Tozy Sentosa (於二零二一年五月十七日宣告破產)	Corporate interest 公司權益	Parkson Retail Asia Limited	Parkson Retail Asia Limited	45,000 Series A common shares 45,000股 A系列普通股	100% (in aggregate) 100% (合計)
		Centro Retail Pte. Ltd.	Centro Retail Pte. Ltd.	5,000 Series A common shares 5,000股 A系列普通股	
		Parkson Retail Asia Limited	Parkson Retail Asia Limited	30,355,850 Series B preference shares 30,355,850股 B系列優先股	100%

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

董事及最高行政人員於股份及相關股份的權益及淡倉

Name of Associated Corporation 相聯法團名稱	Nature of Interest 權益性質	Name of Registered Owner 登記擁有人名稱	Name of Beneficial Owner 實益擁有人名稱	Number and Class of Securities 證券數目及類別	Approximate Percentage of Shareholding 股權概約百分比
Parkson Corporation Sdn. Bhd.	Corporate interest 公司權益	Parkson Retail Asia Limited	Parkson Retail Asia Limited	82,000,002 ordinary shares 82,000,002 股普通股	100%
Parkson Myanmar Co., Pte. Ltd.	Corporate interest 公司權益	Parkson Retail Asia Limited	Parkson Retail Asia Limited	1 ordinary share (SGD) 1股普通股 (新元) 1 ordinary share (MYR) 1股普通股 (林吉特)	100%
Parkson Yangon Company Limited	Corporate interest 公司權益	Parkson Retail Asia Limited	Parkson Retail Asia Limited	1,900,000 ordinary shares 1,900,000 股普通股	100% (in aggregate)
		Parkson Myanmar Co., Pte. Ltd.	Parkson Myanmar Co., Pte. Ltd.	100,000 ordinary shares 100,000 股普通股	100% (合計)
Parkson HBT Properties Co., Ltd.	Corporate interest 公司權益	Parkson TSN Holdings Co., Ltd.	Parkson TSN Holdings Co., Ltd.	2,100,000 capital (USD) 股本2,100,000 (美元)	100%
Idaman Erajuta Sdn. Bhd.	Corporate interest 公司權益	Dyna Puncak Sdn. Bhd.	Dyna Puncak Sdn. Bhd.	2 ordinary shares 2股普通股	100%
Magna Rimbun Sdn. Bhd.	Corporate interest 公司權益	Dyna Puncak Sdn. Bhd.	Dyna Puncak Sdn. Bhd.	2 ordinary shares 2股普通股	100%
True Excel Investments Limited	Corporate interest 公司權益	Dyna Puncak Sdn. Bhd.	Dyna Puncak Sdn. Bhd.	1 ordinary share 1股普通股	100%
Parkson Branding Sdn. Bhd.	Corporate interest 公司權益	Gema Binari Sdn. Bhd.	Gema Binari Sdn. Bhd.	7,000,000 ordinary shares 7,000,000 股普通股	100%

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

董事及最高行政人員於股份及相關股份的權益及淡倉

Name of Associated Corporation 相聯法團名稱	Nature of Interest 權益性質	Name of Registered Owner 登記擁有人名稱	Name of Beneficial Owner 實益擁有人名稱	Number and Class of Securities 證券數目及類別	Approximate Percentage of Shareholding 股權概約百分比
Ombrello Resources Sdn. Bhd.	Corporate interest 公司權益	Prestasi Serimas Sdn. Bhd.	Prestasi Serimas Sdn. Bhd.	457,000 ordinary shares 457,000 股普通股	100%
Parkson SGN Co., Ltd.	Corporate interest 公司權益	Parkson Corporation Sdn. Bhd.	Parkson Corporation Sdn. Bhd.	4,500,000 capital (USD) 股本4,500,000 (美元)	100%
Parkson Cambodia Holdings Co., Ltd.	Corporate interest 公司權益	Parkson Corporation Sdn. Bhd.	Parkson Corporation Sdn. Bhd.	1 ordinary share 1股普通股	100%
Parkson Edutainment World Sdn. Bhd.	Corporate interest 公司權益	Parkson Corporation Sdn. Bhd.	Parkson Corporation Sdn. Bhd.	1,000,000 ordinary shares 1,000,000 股普通股	100%
Parkson Lifestyle Sdn. Bhd.	Corporate interest 公司權益	Parkson Corporation Sdn. Bhd.	Parkson Corporation Sdn. Bhd.	35,000,000 ordinary shares 35,000,000 股普通股	100%
Parkson Haiphong Co., Ltd.	Corporate interest 公司權益	Parkson Corporation Sdn. Bhd.	Parkson Corporation Sdn. Bhd.	30,000,920 capital (USD) 股本30,000,920 (美元)	100%
Parkson Unlimited Beauty Sdn. Bhd.	Corporate interest 公司權益	Parkson Corporation Sdn. Bhd.	Parkson Corporation Sdn. Bhd.	3,000,000 ordinary shares 3,000,000 股普通股	100%
Parkson Trends Sdn. Bhd.	Corporate interest 公司權益	Parkson Corporation Sdn. Bhd.	Parkson Corporation Sdn. Bhd.	3,000,000 ordinary shares 3,000,000 股普通股	100%
Parkson Private Label Sdn. Bhd.	Corporate interest 公司權益	Parkson Corporation Sdn. Bhd.	Parkson Corporation Sdn. Bhd.	5,000,000 ordinary shares 5,000,000 股普通股	100%

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

董事及最高行政人員於股份及相關股份的權益及淡倉

Name of Associated Corporation 相聯法團名稱	Nature of Interest 權益性質	Name of Registered Owner 登記擁有人名稱	Name of Beneficial Owner 實益擁有人名稱	Number and Class of Securities 證券數目及類別	Approximate Percentage of Shareholding 股權概約百分比
Parkson Trading (Vietnam) Company Limited	Corporate interest 公司權益	Parkson Corporation Sdn. Bhd.	Parkson Corporation Sdn. Bhd.	300,000 capital (USD) 股本300,000 (美元)	100%
Solid Gatelink Sdn. Bhd.	Corporate interest 公司權益	Parkson Corporation Sdn. Bhd.	Parkson Corporation Sdn. Bhd.	3,000,000 ordinary shares 3,000,000 股普通股	100%
Parkson Vietnam Co., Ltd.	Corporate interest 公司權益	Parkson Corporation Sdn. Bhd.	Parkson Corporation Sdn. Bhd.	10,340,000 capital (USD) 股本10,340,000 (美元)	100%
Parkson Myanmar Investment Company Pte. Ltd.	Corporate interest 公司權益	Parkson Myanmar Co., Pte. Ltd.	Parkson Myanmar Co., Pte. Ltd.	2,100,000 ordinary shares 2,100,000 股普通股	70%
Festival City Sdn. Bhd.	Corporate interest 公司權益	Idaman Erajuta Sdn. Bhd.	Idaman Erajuta Sdn. Bhd.	500,000 ordinary shares 500,000 股普通股	100%
Megan Mastika Sdn. Bhd.	Corporate interest 公司權益	Magna Rimbun Sdn. Bhd.	Magna Rimbun Sdn. Bhd.	300,000 ordinary shares 300,000 股普通股	100%
True Excel Investments (Cambodia) Co., Ltd.	Corporate interest 公司權益	True Excel Investments Limited	True Excel Investments Limited	1,000 ordinary shares 1,000 股普通股	100%
Parkson (Cambodia) Co., Ltd.	Corporate interest 公司權益	Parkson Cambodia Holdings Co., Ltd.	Parkson Cambodia Holdings Co., Ltd.	1,000 ordinary shares 1,000 股普通股	100%

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

董事及最高行政人員於股份及相關股份的權益及淡倉

Name of Associated Corporation 相聯法團名稱	Nature of Interest 權益性質	Name of Registered Owner 登記擁有人名稱	Name of Beneficial Owner 實益擁有人名稱	Number and Class of Securities 證券數目及類別	Approximate Percentage of Shareholding 股權概約百分比
Parkson Vietnam Management Services Co., Ltd.	Corporate interest 公司權益	Parkson Vietnam Co., Ltd.	Parkson Vietnam Co., Ltd.	100,000 capital (USD) 股本100,000 (美元)	100%
Myanmar Parkson Company Limited	Corporate interest 公司權益	Parkson Myanmar Investment Company Pte. Ltd.	Parkson Myanmar Investment Company Pte. Ltd.	300,000 ordinary shares 300,000 股普通股	100%
Dimensi Andaman Sdn. Bhd.	Corporate interest 公司權益	Megan Mastika Sdn. Bhd.	Megan Mastika Sdn. Bhd.	300,000 ordinary shares 300,000 股普通股	100% (in aggregate)
				53,719,999 redeemable convertible cumulative preference shares 53,719,999股 可贖回可換股 累積優先股	100% (合計)

NOTE:

Based on the relevant information of the respective companies as at 30 June 2023.

附註：

以於二零二三年六月三十日的各公司相關資料為基準。

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

董事及最高行政人員於股份及相關股份的權益及淡倉

(c) Short positions of Tan Sri Cheng Heng Jem in the share capital of the Company's associated corporations (as defined in the SFO):

(c) 丹斯里鍾廷森於本公司相聯法團（定義見證券及期貨條例）股本中的淡倉：

Name of Associated Corporation	Nature of Interest	Name of Registered Owner	Name of Beneficial Owner	Number and Class of Securities	Approximate Percentage of Shareholding (Note) 股權概約百分比 (附註)
相聯法團名稱	權益性質	登記擁有人名稱	實益擁有人名稱	證券數目及類別	
PHB	Corporate interest 公司權益	Tan Sri Cheng Heng Jem together with his spouse, Puan Sri Chan Chau Ha alias Chan Chow Har directly, and through a series of controlled corporations 丹斯里鍾廷森連同其配偶潘斯里陳秋霞直接，及透過一系列受控法團	Tan Sri Cheng Heng Jem together with his spouse, Puan Sri Chan Chau Ha alias Chan Chow Har directly, and through a series of controlled corporations 丹斯里鍾廷森連同其配偶潘斯里陳秋霞直接，及透過一系列受控法團	40,000,142 ordinary shares 40,000,142股普通股	3.48%

Note:

Based on the total number of issued shares of PHB as at 30 June 2023.

附註：

以PHB於二零二三年六月三十日的已發行股份總數為基準。

Save as disclosed above, as at 30 June 2023, none of the Directors or Chief Executive of the Company had any interests or short positions in the shares, underlying shares and/or debentures of the Company and its associated corporations (within the meaning of Part XV of the SFO) which are required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they were taken or deemed to have under such provisions of the SFO), or are required, pursuant to Section 352 of the SFO, to be entered in the register referred to therein, 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，本公司董事或最高行政人員概無於本公司及其相聯法團（定義見證券及期貨條例第XV部）的股份、相關股份及／或債權證中，擁有任何根據證券及期貨條例第XV部第7及第8分部須知會本公司及聯交所的權益或淡倉（包括根據證券及期貨條例的有關條文彼等被當作或被視作擁有的權益及淡倉），或根據證券及期貨條例第352條須記入該條所指的登記冊內的權益或淡倉，或根據標準守則須另行知會本公司及聯交所的權益或淡倉。

SUBSTANTIAL SHAREHOLDERS' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES 主要股東於股份及相關股份的權益及淡倉

As at 30 June 2023, so far as the Directors are aware, each of the following persons, not being a Director or Chief Executive of the Company, had interests and short positions in the Company's shares which falls to be disclosed to the Company and the Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO:

於二零二三年六月三十日，據董事所知，以下各人士（並非本公司董事或最高行政人員）於本公司股份中擁有權益及淡倉並須根據證券及期貨條例第XV部第2及第3分部的條文向本公司及聯交所披露：

Name of Shareholder 股東名稱／姓名	Long/Short Positions 好倉／淡倉	Nature of Interest 權益性質	Number of Shares 股份數目	Percentage of Shareholding (direct or indirect) 股權百分比 (直接或間接)
PHB	Long 好倉	Corporate interest 公司權益	1,448,270,000 (Note 1) (附註1)	54.97%
Puan Sri Chan Chau Ha alias Chan Chow Har 潘斯里陳秋霞	Long 好倉	Interest of spouse 配偶權益	1,448,270,000 (Note 2) (附註2)	54.97%
PRG Corporation	Long 好倉	Beneficial interest 實益權益	1,438,300,000 (Note 1) (附註1)	54.59%
Chan Kin 陳健	Long 好倉	Corporate interest 公司權益	955,975,517 (Note 3) (附註3)	36.28%
Argyle Street Management Holdings Limited	Long 好倉	Corporate interest 公司權益	955,975,517 (Note 3) (附註3)	36.28%
Argyle Street Management Limited	Long 好倉	Investment manager 投資經理	955,975,517 (Note 3) (附註3)	36.28%
ASM Connaught House General Partner II Limited	Long 好倉	Corporate interest 公司權益	940,584,517 (Note 3) (附註3)	35.70%
ASM Connaught House Fund II LP	Long 好倉	Corporate interest 公司權益	940,584,517 (Note 3) (附註3)	35.70%

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

主要股東於股份及相關股份的權益及淡倉

Name of Shareholder	Long/Short Positions	Nature of Interest	Number of Shares	Percentage of Shareholding (direct or indirect)
股東名稱／姓名	好倉／淡倉	權益性質	股份數目	股權百分比 (直接或間接)
Bishan Street Limited ("Bishan")	Long 好倉	Beneficial interest and security interest 實益權益及抵押權益	933,845,517 (Note 3) (附註3)	35.44%
Wang Hung Roger 王恒	Long 好倉	Beneficial interest and trustee 實益權益及受託人	429,935,500 (Note 4) (附註4)	16.32%
Wang Hsu Vivine H 王徐貞賢	Long 好倉	Interest of spouse and beneficiary of a trust 配偶權益及信託受益人	429,935,500 (Note 5) (附註5)	16.32%
GEICO Holdings Limited	Long 好倉	Corporate interest 公司權益	421,646,346 (Note 6) (附註6)	16.00%
Golden Eagle International Retail Group Limited	Long 好倉	Beneficial interest 實益權益	421,646,346 (Note 6) (附註6)	16.00%
Wang Dorothy S L	Long 好倉	Beneficiary of a trust 信託受益人	421,646,346	16.00%
Wang Janice S Y	Long 好倉	Beneficiary of a trust 信託受益人	421,646,346	16.00%

NOTES:

附註：

- PRG Corporation is a wholly-owned subsidiary of East Crest which in turn wholly-owned by PHB. By virtue of the SFO, PHB is deemed to be interested in the Shares held by PRG Corporation in the Company.
- Puan Sri Chan Chau Ha alias Chan Chow Har is the wife of Tan Sri Cheng Heng Jem and is deemed to be interested in 1,448,270,000 Shares which Tan Sri Cheng Heng Jem is deemed to be interested in for the purposes of the SFO.

1. PRG Corporation是East Crest的全資附屬公司，而East Crest又由PHB全資擁有。基於證券及期貨條例，PHB被視作於PRG Corporation在本公司持有的股份中擁有權益。

2. 潘斯里陳秋霞為丹斯里鍾廷森的妻子，基於證券及期貨條例，彼被視作擁有丹斯里鍾廷森被視為擁有權益的1,448,270,000股股份的權益。



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

主要股東於股份及相關股份的權益及淡倉

3. According to disclosure of interest filings available on the Stock Exchange's website, Mr. Chan Kin is deemed to be interested in the Shares held by several corporations which he directly or indirectly controls. Out of these 955,975,517 Shares, 9,645,517 Shares are interests in cash-settled unlisted derivatives.

Bishan and ASM Connaught House Fund LP beneficially owned 9,645,517 and 11,565,500 Shares respectively. Bishan also held 924,200,000 securities interest on the Shares among the 933,845,517 Shares it is interested in.

Bishan was held indirectly by Argyle Street Management Limited as the Investment Manager through ASM Connaught House Fund II LP, ASM Connaught House Fund LP and several other controlled corporations. ASM Connaught House General Partner II Limited and ASM Connaught House General Partner Limited were two wholly controlled corporations of Argyle Street Management Holding Limited. Mr. Chan Kin has 100% control over Argyle Street Management Limited through his 50.43% control over Argyle Street Management Holding Limited. Accordingly, Mr. Chan Kin, Argyle Street Management Holding Limited and Argyle Street Management Limited were deemed to be interested in an aggregate holding of 955,975,517 Shares by virtue of the SFO.

4. The capacities of Wang Hung Roger in holding the 429,935,500 Shares (Long position) were as to 8,289,154 Shares (Long position) as beneficial owner and 421,646,346 Shares (Long position) as trustee.
5. Wang Hsu Vivine H is the wife of Wang Hung Roger and is deemed to be interested in 429,935,500 Shares held by Wang Hung Roger.
6. Golden Eagle International Retail Group Limited is wholly-owned by GEICO Holdings Limited. By virtue of the SFO, GEICO Holdings Limited is deemed to be interested in the Shares held by Golden Eagle International Retail Group Limited in the Company.

3. 根據聯交所網站可得的權益披露資料，陳健先生被視為於數家其直接或間接控制的公司所持有的股份中擁有權益。在該等955,975,517股股份中，9,645,517股股份為於非上市現金結算衍生工具中的權益。

Bishan及ASM Connaught House Fund LP分別實益擁有9,645,517股及11,565,500股股份。在其擁有權益的933,845,517股股份中，Bishan亦於924,200,000股股份中擁有抵押權益。

Bishan由Argyle Street Management Limited (作為投資經理) 透過ASM Connaught House Fund II LP、ASM Connaught House Fund LP及數家其他受控法團間接持有。ASM Connaught House General Partner II Limited及ASM Connaught House General Partner Limited為Argyle Street Management Holding Limited的兩家完全受控法團。陳健先生透過其擁有50.43%控制權的Argyle Street Management Holding Limited擁有Argyle Street Management Limited 100%的控制權。因此，根據證券及期貨條例，陳健先生、Argyle Street Management Holding Limited及Argyle Street Management Limited被視為於合計955,975,517股股份的持股中擁有權益。

4. 王恒所持有的429,935,500股股份(好倉)中，8,289,154股股份(好倉)以實益擁有人身份持有，而421,646,346股股份(好倉)以受託人身份持有。
5. 王徐貞賢為王恒的妻子，被視作於王恒持有的429,935,500股股份中擁有權益。
6. Golden Eagle International Retail Group Limited由GEICO Holdings Limited全資擁有。基於證券及期貨條例，GEICO Holdings Limited被視作於Golden Eagle International Retail Group Limited所持有的本公司股份中擁有權益。

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

主要股東於股份及相關股份的權益及淡倉

As at 30 June 2023, as far as the Directors are aware, each of the following persons, not being a Director or Chief Executive of the Company, was directly or indirectly interested in 10% or more of the nominal value of any class of share capital carrying rights to vote in all circumstances at general meeting of a member of the Group other than the Company:

於二零二三年六月三十日，據董事所知，以下各位人士（並非本公司董事或最高行政人員）直接或間接持有本集團成員公司（本公司除外）任何類別股本（隨附權利可在任何情況下於股東大會上投票）面值10%或以上權益：

Substantial Shareholder 主要股東	Member of the Group 本集團成員公司	Percentage of Equity Interest Held 持有股權百分比
Xinjiang Friendship (Group) Co., Ltd. ("Xinjiang Youhao") ¹ 新疆友好(集團)股份有限公司 (「新疆友好」) ¹	Xinjiang Youhao Parkson Development Co., Ltd. ("Xinjiang Parkson") 新疆友好百盛商業發展有限公司 (「新疆百盛」)	49%
Wuxi Supply and Marketing Group Co., Ltd. ("Wuxi Supply and Marketing") ² 無錫供銷集團有限公司 (「無錫供銷」) ²	Wuxi Sanyang Parkson Plaza Co., Ltd. ("Wuxi Parkson") 無錫三陽百盛廣場有限公司 (「無錫百盛」)	40%
Guizhou Shenqi Enterprise Co., Ltd. ("Guizhou Shenqi Enterprise") ³ 貴州神奇實業有限公司 (「貴州神奇實業」) ³	Guizhou Shenqi Parkson Retail Development Co., Ltd. ("Guizhou Parkson") 貴州神奇百盛商業發展有限公司 (「貴州百盛」)	40%
Shanghai Nine Sea Industry Co., Ltd. ("Shanghai Nine Sea Industry") 上海九海實業有限公司 (「上海九海實業」)	Shanghai Nine Sea Lion Properties Management Co., Ltd. ("Shanghai Lion Property") ⁴ 上海九海金獅物業管理有限公司 (「上海金獅物業」) ⁴	71%
Shanghai Nine Sea Industry 上海九海實業	Shanghai Nine Sea Parkson Plaza Co., Ltd. ("Shanghai Nine Sea Parkson") ⁵ 上海九海百盛廣場有限公司 (「上海九海百盛」) ⁵	29%

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

主要股東於股份及相關股份的權益及淡倉

Substantial Shareholder 主要股東	Member of the Group 本集團成員公司	Percentage of Equity Interest Held 持有股權百分比
E-Land Fashion Hong Kong Limited ("E-Land Hong Kong") ⁶ 衣念時裝香港有限公司 (「衣念時裝香港」) ⁶	Parkson Newcore Retail Shanghai Ltd. (「Parkson Newcore」) 百盛紐可爾瑞特商貿(上海)有限公司 (「百盛紐可爾」)	51%
E-Land Hong Kong ⁷ 衣念時裝香港 ⁷	Nanchang Parkson Newcore Retail Ltd. (「Nanchang Newcore」) ⁷ 南昌百盛紐客商貿有限公司 (「南昌紐客」) ⁷	51%
Koh Wee Lit	Habitat Blue Sdn. Bhd.	40.55%
Bernice Cheong Nyuk Siew	Habitat Blue Sdn. Bhd.	16.67%

NOTES:

- Xinjiang Youhao owns 49% of the equity interest of Xinjiang Parkson.
- Wuxi Supply and Marketing owns 40% of the equity interest of Wuxi Parkson.
- (i) Guizhou Shenqi Enterprise, owns 40% of the equity interest of Guizhou Parkson.

(ii) Zhang Pei, Zhang Zhi Jun and Zhang Ya, own 30%, 40% and 30% of the equity interest in Guizhou Shenqi Enterprise, respectively, representing a 12%, 16% and 12% indirect equity interest in Guizhou Parkson.
- Shanghai Lion Property is a cooperative joint venture enterprise established under the laws of the PRC between Shanghai Nine Sea Industry and Exonbury Limited ("Exonbury"), a wholly-owned subsidiary of the Company. According to public record, Shanghai Nine Sea Industry and Exonbury owns 54.79% and 45.21% equity interest in Shanghai Lion Property respectively. Shanghai Nine Sea Industry and the Group are entitled to 71% and 29% of the voting rights in the board of Shanghai Lion Property respectively under a mutual agreement between both parties. Shanghai Nine Sea Industry and the Group are entitled to 65% and 35% of the distributable profits of Shanghai Lion Property respectively.

附註：

- 新疆友好擁有新疆百盛49%股權。
- 無錫供銷擁有無錫百盛40%股權。
- (i) 貴州神奇實業擁有貴州百盛40%股權。

(ii) 張沛、張之君及張婭分別擁有貴州神奇實業的30%、40%及30%股權，佔貴州百盛的12%、16%及12%間接股權。
- 上海金獅物業為由上海九海實業及香港益盛普利有限公司(「益盛普利」，本公司全資附屬公司)根據中國法律成立的合作經營企業。根據公開記錄，上海九海實業及益盛普利分別擁有上海金獅物業的54.79%及45.21%股權。根據雙方協議，上海九海實業及本集團分別擁有上海金獅物業董事會71%及29%投票權。上海九海實業及本集團分別擁有上海金獅物業65%及35%可供分派利潤。

SUBSTANTIAL SHAREHOLDERS' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES 主要股東於股份及相關股份的權益及淡倉

5. Shanghai Nine Sea Parkson is a cooperative joint venture enterprise established under the laws of the PRC between Shanghai Nine Sea Industry and Exonbury. According to public record, Exonbury owns 100% equity interest in Shanghai Nine Sea Parkson. Shanghai Nine Sea Industry and the Group are entitled to 29% and 71% of the voting rights in the board of Shanghai Nine Sea Parkson respectively under a mutual agreement between both parties. Shanghai Nine Sea Industry is entitled to a pre-determined distribution of income from Shanghai Nine Sea Parkson while the Group is entitled to 100% of its distributed profit after deducting the aforesaid pre-determined distribution of income attributable to Shanghai Nine Sea Industry.
6. According to public records, Newcore Retail Hong Kong Limited ("Newcore Hong Kong") has transferred its 51% equity interest in Parkson Newcore to E-Land Hong Kong on or around 21 July 2021. Upon the completion of the aforesaid transfer, Newcore Hong Kong has ceased to be a shareholder of Parkson Newcore and E-Land Hong Kong has become a shareholder of Parkson Newcore who owns 51% of the equity interest in Parkson Newcore.
7. Parkson Newcore owns 100% of the equity interest in Nanchang Newcore. E-Land Hong Kong owns 51% of the equity interest in Parkson Newcore, and thus E-Land Hong Kong is indirectly interested in 51% of the equity interest in Nanchang Newcore.
5. 上海九海百盛為由上海九海實業及益盛普利根據中國法律成立的合作經營企業。根據公開記錄，益盛普利擁有上海九海百盛100%股權。根據雙方協議，上海九海實業及本集團分別擁有上海九海百盛董事會29%及71%投票權。上海九海實業有權收取上海九海百盛預定分派的收入，而本集團有權收取上海九海百盛於扣除上述應屬於上海九海實業的預定分派收入後的100%已分派利潤。
6. 根據公開記錄，Newcore Retail Hong Kong Limited (「Newcore Hong Kong」) 已於二零二一年七月二十一日或前後向衣念時裝香港轉讓其於百盛紐可爾51%股權。於上述轉讓完成後，Newcore Hong Kong不再為百盛紐可爾的股東，而衣念時裝香港成為百盛紐可爾的股東，其擁有百盛紐可爾51%股權。
7. 百盛紐可爾擁有南昌紐客100%股權。衣念時裝香港擁有百盛紐可爾51%股權，故衣念時裝香港間接擁有南昌紐客51%股權。

Save as disclosed above and so far as the Directors are aware, as at 30 June 2023, no other person had an interest or short position in the Company's shares or underlying shares (as the case may be), which would fall to be disclosed to the Company and the Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO, or was otherwise directly or indirectly interested in 10% or more of the nominal value of any class of share capital carrying rights to vote in all circumstances at general meetings of any member of the Group.

除上文所披露者外，據董事所知，於二零二三年六月三十日，概無其他人士於本公司股份或相關股份（視情況而定）中，擁有任何根據證券及期貨條例第XV部第2及第3分部的條文須向本公司及聯交所披露的權益或淡倉，或直接或間接持有本集團任何成員公司任何類別股本（隨附權利可在任何情況下於股東大會上投票）面值10%或以上的權益。



OTHER INFORMATION 其他資料

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

During the six months ended 30 June 2023, neither the Company nor any of its subsidiaries purchased, sold or redeemed interest in any of the Company's listed securities.

CHANGES IN THE DIRECTOR INFORMATION

Upon specific enquiry by the Company and confirmations from the Directors, there are no changes in the directors' information required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules since the Company's last published annual report up to the publication date of this interim report.

EMOLUMENT POLICY AND PENSION SCHEMES

The Group recognises the importance of good relationships with employees. The remuneration payable to employees includes salaries and allowance/bonuses.

The Group has also made contributions to staff-related plans or funds in accordance with the local regulations of the PRC: pension plans, medical insurance, unemployment insurance, work-related injury insurance and maternity insurance.

The Group has been advised by its legal advisers on PRC law that the above arrangements are in compliance with all relevant laws and regulations.

DISCLOSURE PURSUANT TO RULE 13.21 OF THE LISTING RULES

On 6 December 2021, the Company as borrower, entered into a facility agreement (the "Facility Agreement") in respect of a syndication term loan facility with an aggregate amount of up to HK\$2,700,000,000 (the "Loan Facility") with a syndicate of banks, as lenders (the "Lenders") with the term of 36 months commencing from the first drawdown date. Pursuant to the Facility Agreement, Tan Sri Cheng Heng Jem (together with his wife, Puan Sri Chan Chau Ha alias Chan Chow Har, who is deemed to be interested in Tan Sri Cheng Heng Jem's interests in the Company) shall remain to be the largest ultimate beneficial owner of the Company. In the event that Tan Sri Cheng Heng Jem (together with his wife, Puan Sri Chan Chau Ha alias Chan Chow Har) ceases to be the largest ultimate beneficial owner of the Company, the facility available will be cancelled and the Company shall be obliged to pay all outstanding amounts immediately.

購買、銷售或贖回本公司的上市證券

截至二零二三年六月三十日止六個月，本公司或其任何附屬公司並無購買、出售或贖回本公司任何上市證券的權益。

董事資料變動

經本公司作出特定查詢及董事確認，自本公司最新年報的刊發日期直至本中期報告的刊發日期，概無根據上市規則第13.51B(1)條須予披露的董事資料變動。

酬金政策及退休金計劃

本集團了解與僱員保持良好關係的重要性。應付僱員酬金包括薪金及津貼／花紅。

本集團亦按照中國地方法規，為員工相關計劃或基金供款，包括：退休金計劃、醫療保險、失業保險、工傷保險及生育保險。

本集團已獲其中國法律顧問告知，上述安排乃符合所有相關法例及法規。

根據上市規則第13.21條的披露

於二零二一年十二月六日，本公司（作為借款人）與一銀團（作為貸款人（「貸款人」））就合共2,700,000,000港元的定期貸款融資（「貸款融資」）訂立融資協議（「融資協議」）。貸款融資期限為首個提款日起計的36個月。根據融資協議，丹斯里鍾廷森（連同其妻子潘斯里陳秋霞（被視為於丹斯里鍾廷森於本公司的權益中擁有權益））應維持為本公司的最大最終實益擁有人。倘丹斯里鍾廷森（連同其妻子潘斯里陳秋霞）不再為本公司的最大最終實益擁有人，可獲得的融資將被取消，而本公司有責任於變更後立即支付所有未償還金額。

CORPORATE GOVERNANCE REPORT

During the period ended 30 June 2023, the Company has fully complied with the Corporate Governance Code as set out in Appendix 14 of the Listing Rules.

MODEL CODE FOR DIRECTORS' SECURITIES TRANSACTIONS

The Company had adopted the Model Code as its code of conduct regarding the Directors' securities transaction. Having made specific enquiry to all Directors, all Directors confirmed that they had complied with the required standards set out in the Model Code throughout the six months ended 30 June 2023.

AUDIT COMMITTEE

The Audit Committee (the "Committee") has been established by the Company to review the financial reporting matters, internal control and maintain an appropriate relationship with the Company's external auditor. The Committee has reviewed the Group's unaudited condensed consolidated financial statements for the six months ended 30 June 2023, including the accounting principles and policies adopted by the Group. The Committee comprises the non-executive director and three independent non-executive directors of the Company, one of whom has appropriate professional qualification and experience in financial matters as required by the Listing Rules.

企業管治報告

截至二零二三年六月三十日止期間，本公司一直完全遵守上市規則附錄十四所載企業管治守則。

董事進行證券交易的標準守則

本公司已採納標準守則作為董事進行證券交易的行為守則。經向全體董事作出特定查詢後，全體董事均確認彼等於截至二零二三年六月三十日止六個月一直遵守標準守則所載的規定標準。

審核委員會

本公司已成立審核委員會（「委員會」），以審閱財務報告事宜、內部監控及與本公司外聘核數師保持適當關係。委員會已審閱本集團截至二零二三年六月三十日止六個月的未經審核簡明綜合財務報表，包括本集團採納的會計原則及政策。委員會由本公司非執行董事及三名獨立非執行董事組成，其中一名具備上市規則所規定的適當專業資格及財務事宜經驗。



ACKNOWLEDGEMENT

鳴謝

ACKNOWLEDGEMENT

I would like to thank the Board, management and all our staff for their hard work and dedication. I would also like to thank the shareholders and business associates for their strong support to the Group.

On behalf of the Board
Parkson Retail Group Limited
Tan Sri Cheng Heng Jem
Executive Director & Chairman

17 August 2023

鳴謝

本人謹此感謝董事會、管理層及全體員工作出的努力及貢獻，並對股東及業務夥伴的鼎力支持致以由衷謝意。

代表董事會
百盛商業集團有限公司
丹斯里鍾廷森
執行董事及主席

二零二三年八月十七日



PARKSON 百盛
Retail Group Limited
商業集團有限公司