



朗诗绿色生活

— LANDSEA GREEN LIFE —

Landsea Green Life Service Company Limited

朗詩綠色生活服務有限公司

(Incorporated in the Cayman Islands with limited liability)

(於開曼群島註冊成立的有限公司)

Stock code 股份代號 : 1965



2024

Interim Report
中期報告

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Corporate Information

公司資料

BOARD OF DIRECTORS

Executive Directors

Mr. Tian Ming (*Chairman of the Board*)

Mr. Wu Xu (*Chief Executive Officer*)

Ms. Xue Yuan

Non-Executive Director

Mr. Liu Yong

Ms. Liu Yan

Independent Non-Executive Directors

Ms. Lu Mei

Mr. Alfred Shu Shum Lai

Ms. Katherine Rong Xin

AUDIT COMMITTEE

Mr. Alfred Shu Shum Lai (*Chairperson*)

Ms. Lu Mei

Ms. Katherine Rong Xin

REMUNERATION COMMITTEE

Ms. Katherine Rong Xin (*Chairperson*)

Ms. Liu Yan

Mr. Alfred Shu Shum Lai

NOMINATION COMMITTEE

Ms. Lu Mei (*Chairperson*)

Ms. Liu Yan

Ms. Katherine Rong Xin

AUTHORISED REPRESENTATIVES

Mr. Wu Xu

Mr. Liu Chao

COMPANY SECRETARY

Mr. Liu Chao

AUDITOR

Baker Tilly Hong Kong Limited

Certified Public Accountants

Registered Public Interest Entity Auditor

董事局

執行董事

田明先生 (*董事長*)

吳旭先生 (*行政總裁*)

薛媛女士

非執行董事

Liu Yong 先生

劉燕女士

獨立非執行董事

魯梅女士

黎樹深先生

Katherine Rong Xin 女士

審核委員會

黎樹深先生 (*主席*)

魯梅女士

Katherine Rong Xin 女士

薪酬委員會

Katherine Rong Xin 女士 (*主席*)

劉燕女士

黎樹深先生

提名委員會

魯梅女士 (*主席*)

劉燕女士

Katherine Rong Xin 女士

授權代表

吳旭先生

劉超先生

公司秘書

劉超先生

核數師

天職香港會計師事務所有限公司

執業會計師

註冊公眾利益實體核數師

PRINCIPAL BANKERS

Industrial and Commercial Bank of China Ltd.
Nanjing Jianye Road Branch
Bank of China Limited
Nanjing Zhongshan North Road branch

REGISTERED OFFICE

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

HEADQUARTERS AND PRINCIPAL PLACE OF BUSINESS IN THE PRC

10-11/F, 98 Jianye Road
Qinhuai District
Nanjing, Jiangsu Province
PRC, 210004

PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Room 407
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Wan Chai, Hong Kong

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE IN THE CAYMAN ISLANDS

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

HONG KONG SHARE REGISTRAR

Computershare Hong Kong Investor Services Limited
Shops 1712-16, 17th Floor
Hopewell Centre
183 Queen's Road East
Wanchai, Hong Kong

STOCK CODE

1965

WEBSITE

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

主要往來銀行

中國工商銀行股份有限公司
南京建鄴路支行
中國銀行股份有限公司
南京中山北路支行

註冊辦事處

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

總部及中國主要營業地點

中國
江蘇省南京市秦淮區
建鄴路98號10至11層
郵編：210004

香港主要營業地點

香港灣仔
皇后大道東8號
407室

開曼群島股份登記總處

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

香港股份登記處

香港中央證券登記有限公司
香港灣仔
皇后大道東183號
合和中心
17樓1712-16號舖

股票代號

1965

公司網址

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

Definitions

釋義

In this report, unless the context otherwise requires, the following expressions have the following meanings:
於本報告內，除文義另有所指外，下列詞彙具有以下涵義：

“Advisory Committee” 「諮詢委員會」	a committee appointed by the Board comprising Mr. Tian, Mr. Wu Xu and Ms. Liu Yan, with the power and authority to administer and distribute Shares under the share award scheme of the Company 由田先生、吳旭先生及劉燕女士組成的董事局委任的委員會，具有權力及授權根據本公司股份獎勵計劃管理以及分發股份
“Audit Committee” 「審核委員會」	the audit committee of the Board 董事局審核委員會
“Board” 「董事局」	the board of Directors 董事局
“CG Code” 「企業管治守則」	the Corporate Governance Code set out in Appendix C1 of the Listing Rules 上市規則附錄C1所載企業管治守則
“Company” or “Landsea Green Life” 「本公司」或「朗詩綠色生活」	Landsea Green Life Service Company Limited, a company incorporated in the Cayman Islands with limited liability, the issued Shares of which are listed on the main board of the Stock Exchange (stock code: 1965) 朗詩綠色生活服務有限公司，於開曼群島註冊成立的有限公司，其已發行股份於聯交所主板上市（股份代號：1965）
“Director(s)” 「董事」	director(s) of the Company 本公司董事
“GFA” 「建築面積」	gross floor area 建築面積
“Group”, “we”, “us” or “our” 「本集團」、「我們」或「我們的」	the Company and its subsidiaries 本公司及其附屬公司
“HK\$” 「港元」	Hong Kong dollars, the lawful currency of Hong Kong 香港法定貨幣港元
“Hong Kong” 「香港」	the Hong Kong Special Administrative Region of the PRC 中國香港特別行政區
“Landsea Group” 「朗詩集團」	Landsea Group Co., Ltd. (朗詩集團股份有限公司), a joint stock company established in the PRC with limited liability on 24 December 2001 which is controlled as to 50.0% by Mr. Tian 朗詩集團股份有限公司，於二零零一年十二月二十四日在中國成立的股份有限公司，由田先生控制50.0%

“Listing Rules” 「上市規則」	the Rules Governing the Listing of Securities on the Stock Exchange 聯交所證券上市規則
“Model Code” 「標準守則」	the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix C3 of the Listing Rules 上市規則附錄C3所載上市發行人董事進行證券交易的標準守則
“Mr. Tian” 「田先生」	Mr. Tian Ming, the chairman and a executive Director 董事長兼執行董事田明先生
“Period” 「本期間」	the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
“PRC” 「中國」	the People’s Republic of China 中華人民共和國
“RMB” 「人民幣」	Renminbi, the lawful currency of the PRC 中國法定貨幣人民幣
“SFO” 「證券及期貨條例」	Securities and Futures Ordinance (Chapter 571, Laws of Hong Kong) 香港法例第571章證券及期貨條例
“Shareholder(s)” 「股東」	holder(s) of the Shares 股份持有人
“Share(s)” 「股份」	ordinary shares of HK\$0.01 each in the share capital of the Company 本公司股本中每股面值0.01港元的普通股
“Share Award Scheme” 「股份獎勵計劃」	the share award scheme adopted by the Company on 18 March 2022 本公司於二零二二年三月十八日所採納的股份獎勵計劃
“Share Option Scheme” 「股份期權計劃」	the share option scheme conditionally approved and adopted by the Company on 15 June 2021 本公司於二零二一年六月十五日有條件批准並採納的股份期權計劃
“sq.m.” 「平方米」	square meters 平方米
“Stock Exchange” 「聯交所」	The Stock Exchange of Hong Kong Limited 香港聯合交易所有限公司
“%” 「%」	per cent. 百分比

Chairman's Report

主席報告



Dear Shareholders:

Halfway through 2024, the property service industry has been navigating a new phase characterized by a shift from growth-driven to quality-driven approaches and a value proposition turning into focus on quality of services and the calve behind. Landsea Green Life has consistently adhered to the business philosophy of “people-oriented” and the service concept of “customer-centric,” cautiously exploring and forging ahead. I hereby present to all shareholders of the Company the unaudited consolidated interim results of the Group for the half-year ended 30 June 2024, and share our insights and thoughts on the future of the industry.

尊敬的各位股東：

二零二四年已經過去一半，物業服務行業這半年來處於從增量向存量轉變、回歸服務本質、提升服務價值的新週期之中，朗詩綠色生活始終貫徹以「人為本」的經營思路和「以客戶為中心」的服務理念，審慎探索、砥礪前行。本人於此向各位本公司股東提呈本集團截至二零二四年六月三十日止半年度未經審核的綜合中期業績，並分享我們對行業未來的洞察與思考。

REFINED OPERATION AND SUSTAINABLE DEVELOPMENT

People are the core and driving force of standardization construction and refined operations. We continuously discover, summarize, and refine standardized operating procedures, and develop service training courses to specifically enhance the professionalism and standardization of property managers, ensuring swift and widespread implementation of top-tier services across all our projects. From the beginning of January to the end of April this year, the Group launched the 2024 National Quality Promotion Conference. Spanning three months and eight cities including Nanjing, Wuhan, Suzhou, Wuxi, Hangzhou, Shanghai, Chengdu, and Shenzhen, it targeted key roles in project operation with requirement on passing strict examinations, and, as a result, enhanced the team's overall capability. In the future, the Group will also focus on themes such as refined service quality control and green low-carbon community services to enrich our training offerings with high-quality content.

In addition, the Group further enhances business-financing integration, connects underlying data, and optimizes data management to improve the overall operational level of "Headquarters-City-District". This year, we re-certified our quality, environment, and occupational health systems, and made more detailed amendments to important regimes during evaluation and inspection to promote service standardization. We also manage project energy consumption effectively through the online energy information system, achieving energy conservation and emission reduction with the project as the smallest unit.

During the Period, the Group published the 2023 Landsea Green Life ESG Report, which is the third report since the Listing, detailing the Company's efforts to achieve sustainable development, establish a comprehensive governance structure, actively leverage its resource endowment, and carry out energy-saving renovations in a scientific and efficient manner. Together with the Institute of Ecology and Environment of Nanjing University (Lishui), they continue to explore the "Landsea Low-carbon Community Model", committed to creating a more environmentally friendly, safer, and healthier living experience through sustainable community governance.

精細運營 可持續發展

人是標準化建設和精細化運營的內核與驅動力。我們通過不斷發現、總結和提煉標準化作業流程，開發服務培訓課程，以針對性地提升物業管家的服務專業化、規範化，保障品質服務橫向在各項目中快速落地和複製。今年自一月初起至四月末，本集團啟動2024品質全國宣貫會，三個月時間先後在南京、武漢、蘇州、無錫、杭州、上海、成都、深圳等八個站點先後開展，聚焦項目關鍵崗位，輔以嚴格的考試測評，全方位提升人員專業素養。未來集團還將圍繞精細化服務品質管控、綠色低碳社區服務等主題，開發更多優質培訓內容。

此外，本集團進一步通過加強業財融合，拉通底層數據，優化數據管理，以提升「總部—城市—片區」的統籌經營水平。今年，我們對質量、環境、職業健康等體系進行重新認證，並在評估和檢驗中對重要制度做了更為細緻的修訂，推動服務標準化。我們亦通過上線能源信息化系統，有效管理項目能耗情況，以項目為最小單元實現節能減排。

本期間，本集團發佈《二零二三年朗詩綠色生活環境、社會及管治報告》，是上市以來第三份報告，詳細闡述公司為實現可持續發展，設置完備的治理架構，積極利用自身的資源稟賦、以科學高效的方式方法開展節能改造，並聯手南京大學（溧水）生態環境研究院持續探索「低碳社區朗詩模式」，致力於通過可持續的社區治理，營造環境更加友好、安全更有保障、生活更加健康的居住體驗。

Chairman's Report

主席報告

PRUDENTLY EXPLORE PRUNING-STYLE GROWTH

Business expansion is akin to a tree growing up; timely pruning is essential for it to bear rich fruits. This ensures that the main resources are allocated to critical battlegrounds to maximize impact, preventing us from putting the cart before the horse. In residential business operations, the Group places great emphasis on scale growth, with even greater focus on the quality of scale growth. During the Period, the number of projects under management increased by 7, with a management scale reaching 1.32 million sq.m., while proactively exiting 14 projects due to unsatisfactory operational efficiency. In the expansion of diversified business types, we actively adapt to national policies by continuously focusing on long-term rental apartments. We develop future business opportunities with the EPC+O light asset business model to revitalize existing assets. Leveraging our high-quality services, we further expand into non-residential sectors. During the Period, we successfully won bids for property management projects of benchmark banks and a digital economy industrial park.

In terms of community value-added services for property owners, the Group's revenue from community value-added services was approximately RMB34 million, among which the income from home-living services was approximately RMB22 million, maintaining a continuous growth.

審慎探索 剪枝式增長

企業如樹，適時剪枝才有利於結出碩果，以確保將優勢兵力投入到有限的戰場，取得最大的效果，避免捨本求末。在住宅業態經營上，本集團高度注重規模增長，更重視規模增長的質量。本期間新增在管項目數量7個，在管規模達132萬平方米，同時主動退出運營效益不達預期項目14個；在多元業態拓展上，我們積極適應國家政策、持續精耕長租公寓，以EPC+O輕資產業務模式發展未來商機，盤活存量資產；憑藉優質服務，進一步向非住業態拓展，本期間成功中標標杆銀行、數字經濟產業園物業項目。

在社區業主增值服務方面，本集團社區增值服務收入約為人民幣0.34億元，其中居家生活服務實現收入約為人民幣0.22億元，保持持續增長。

WARM SERVICE, QUALITY LIFE

Looking back at the industry's development in recent years, after the waves have washed away the sand and the glitz has faded, enterprise management has returned to the essence of service. During the Period, the Group continued to strive to meet the community customers' expectations for a better life and serve the community more effectively. We start from the details, standardize plant maintenance and increase planting in environmental greening, enrich the types of vegetation and ecological environment in the community, and continuously improve the green coverage rate. In terms of safety assurance, the property team never relaxes in the regular inspection and meticulous repairment of public facilities. Every detail embodies the commitment to quality.

A community is not just a collection of buildings; it can also be a harbor of emotions. During the Period, the Group continued to invest resources and continuously build the "Landsea Friends" customer community brand. Since the establishment of the brand, we have gathered and operated 220 customer-themed groups nationwide, stimulating community vitality in multiple dimensions. A total of 486 activities have been launched, of which 162 were independently planned and organized by residents. Since the end of last year, the online "Landsea Friends" mini-programme has been officially running, attracting 32,000 registered users and accumulating over 411,000 visits. Through focusing on interests and using activities as the medium, the Group aims to build a "warm community" and maintain harmonious and friendly neighborhood relationships. This is also a concrete manifestation of Landsea's differentiated services.

溫情服務 品質化生活

回顧近幾年行業的發展，大浪淘沙、浮華去盡，企業管理回歸服務本質。本期間，本集團繼續致力於滿足社區客戶對美好生活的期待，更長效地服務社區。我們從細微處著手，在環境綠化方面，進行標準化植物養護並增加栽種，豐富小區植被種類和環境生態，不斷提高綠色覆蓋率。在安全保障方面，物業團隊也從不放鬆對公共設施的定期檢查與細緻修繕，每處細節都承載著對品質的堅守。

社區不只是建築集合，也可以是情感港灣。本期間，本集團繼續投入資源、持續建設「詩友公社」客戶社區社群品牌。自品牌成立以來，我們已凝聚、運維全國各地220個客戶主題社團，多維度激發社區內生活力，總發佈開展486場活動，有162場是住戶自主策劃開展。自去年末，線上「詩友公社」小程序正式運行，已吸納3.2萬名用戶註冊，累計41.1萬餘次訪問量。通過以興趣為核心、以活動為載體，本集團志在打造「有溫度社區」，維繫溫馨和睦的鄰里關係，這也是朗詩差異化服務的具象體現。

Chairman's Report

主席報告

PEOPLE-ORIENTED, REFINING DETAILS

The Group promotes a “people-oriented” corporate culture, respects employees’ career development, and inspires work potential. We optimize personnel placement through precise training and rigorous assessment. At the same time, in terms of incentives, the Group also pays more attention to the recognition of outstanding employees than before. By setting benchmarks, employees are encouraged to optimize service quality and improve customer satisfaction through meticulous service details, attentive listening, and timely response and problem-solving. In terms of the reserve echelon construction, we have also established a scientific and rigorous talent echelon selection mechanism, set clear recruitment and employment standards, established comprehensive rank evaluation and internal competition mechanisms, and opened up employee promotion paths.

Property management firms bridge the gap between community residents, external clients, government entities, and service providers. Navigating the complex web of external interactions — where people, issues, and objects intersect and diversify — can be daunting, and it’s challenging to enforce uniform standards and regulations upon them. The solution lies in how we deal with details and every smallest task, being meticulous and passionate. With that, it allows us to deliver standardized and procedure-based services horizontally among all projects under management, and vertically, to achieve systematic and refined operations while providing the foundation to nourish and arm the front-line. Efforts on those two directions are complementary but also independent.

In the course of our journey, the dedication of each team member and the support from all of our shareholders have been instrumental. We, hereby, sincerely extend the gratitude to everyone of them for their contributions. Landsea Green Life will carry on with everyone’s expectation and build a ‘warm community’ with determinations, by adhering to the corporate spirit of being ‘down-to-earth with long-term ambitions’ and getting closer to customers as their trustworthy partners of living.

以人為本 點滴至極致

本集團提倡「以人為本」的企業文化，尊重員工職業發展，激發工作潛能。通過精準培訓和嚴格考核、優化人崗匹配。同時在激勵方面，本集團也較以往更加注重對優秀員工的表彰，通過樹立標杆，鼓勵員工以入微的服務細節、用心的傾聽和及時的響應並解決問題，優化服務質量，提高客戶滿意度。在後備梯隊建設上，我們也構建了科學嚴謹的人才梯隊選拔機制，建立明確的招聘、用人標準，設置全面的職級評定和內部競聘機制，打通員工晉升路徑。

物業管理服務企業鏈接小區住戶、外部客戶、政府相關部門、服務供應商等，其中外部的人、事、物交叉，紛繁複雜、眾口難調，又難以以統一標準和制度規範之。應對之策，唯有以點滴事做到極致的態度和熱忱，橫向建立服務的規範化、標準化，縱向實現運營的體系化、精細化，此間層層遞進、相互依存。

在過程中，每一位員工的努力和每一位股東的支持都至關重要，在此感謝公司的全體員工和股東的付出。朗詩綠色生活將繼續承載大家的期望，秉承「腳踏實地，志存高遠」的企業精神，走近客戶，成為值得信賴的生活夥伴，堅定不移打造「有溫度的社區」。

Management Discussion and Analysis

管理層討論及分析

BUSINESS REVIEW

The Group is a growing life service provider well-established in the Yangtze River Delta that provides diversified types of property management services and value-added services. According to China Index Academy (CIA), we ranked the 22rd among the “2024 Top 100 Property Management Companies in the PRC” (2024中國物業服務百強企業) in terms of overall strength, considering factors including respective property management scale, operational performance, service quality and growth potential.

As of 30 June 2024, our property management services covered 37 cities, including 24 cities in the Yangtze River Delta and 13 other cities in the PRC. As at 31 December 2023, our total GFA under management amounted to approximately 31.98 million sq.m., of which, consolidated GFA under management amounted to approximately 29.90 million sq.m., with a total of 196 managed properties, including 169 residential properties, 20 commercial and office buildings and involving 7 urban services, serving over 240,000 households.

BUSINESS SEGMENTS

The Group provides diversified property management services to property owners and residents, primarily serving residential properties with an expanding portfolio of nonresidential properties. We also offer value-added services to non-property owners, primarily property developers, to meet their various needs for property management. With an aim to provide quality property management services, we also offer a range of community value-added services to our property owners and residents of residential properties under our management. Our community value-added services complement our property management services and contribute to enhancing the satisfaction and loyalty of property owners and residents. We also provide apartment operation and management services to meet the needs of customers in the full cycle of leasing life and derivative scenarios, which mainly include white-collar apartments, youth apartments, light luxury serviced apartments, staff accommodation, ancillary commercial, and other products and services, with an aim to enrich the Company’s diversified income and help to enhance brand value and customer satisfaction.

業務回顧

本集團是一家紮根長江三角洲並持續增長的生活服務提供者。我們提供多元化的物業管理服務及增值服務。根據中國指數研究院(中指院)的資料，按照由各自的物業管理規模、經營表現、服務品質及增長潛力等因素構成的綜合實力，我們名列「2024中國物業服務百強企業」第22名。

截至二零二四年六月三十日，我們的物業管理服務涵蓋37個城市，包括24個長江三角洲城市及13個中國其他城市。於二零二四年六月三十日，我們的總在管建築面積約為3,198萬平方米，其中併表在管建築面積約為2,990萬平方米。共計196項在管物業，包括169項住宅物業、20項商業及寫字樓及7項城市服務，為逾24萬戶住戶提供服務。

業務板塊

本集團向業主及住戶提供多元化的物業管理服務，主要為住宅物業提供服務，並不斷擴大非住宅物業組合。我們亦為非業主(主要是物業開發商)提供增值服務，滿足其在物業管理方面的各項需要。為了提供優質物業管理服務，我們亦向在管住宅物業的業主及住戶提供一系列的社區增值服務。社區增值服務是對物業管理服務的補充並有助於提升業主及住戶的滿意度及忠誠度。我們亦提供公寓經營及管理服務，滿足客戶租賃生活全周期及衍生場景需求，主要包括白領公寓、青年公寓、輕奢服務式公寓、企業集宿、配套商業等產品服務。豐富集團多元化收入，亦有助於提升品牌價值和客戶滿意度。

Management Discussion and Analysis

管理層討論及分析

PROPERTY MANAGEMENT SERVICES

The Group provides property developers, property owners and residents with a range of property management services, primarily including security, cleaning, gardening and landscaping, car parking management, and daily repair and maintenance services. Our project portfolio includes residential properties, commercial and office buildings as well as urban service projects, among which, the commercial and office building projects covered office buildings and rental apartments, and the urban service projects covered urban civil services and the services of public facilities, industrial parks and branches of bank.

The Group continued to put profound efforts in the Yangtze River Delta by adhering to multi-channel expansion for sustainable scale growth. The Group will increase our types of project management business, actively entering the undeveloped regional markets. As of 30 June 2024, the total contracted GFA of the Group was 39.41 million sq.m., of which consolidated contracted GFA amounted to approximately 35.84 million sq.m.. The new consolidated contracted GFA for the Period amounted to approximately 310,000 sq.m., of which, in terms of customer type, the new contracted GFA from independent third parties accounting for approximately 100% of the total new contracted GFA for the Period. In terms of property type, the new contracted GFA from our commercial and office buildings projects were approximately 160,000 sq.m., accounting for approximately 50.8% of the total new contracted GFA for the Period.

The Group highly focus on the growth of the business scale, and even more on the quality of the growth of the business scale. During the Period, we exited 14 projects that did not meet the expected operational efficiency, with an exit management scale of approximately 1.48 million sq.m..

物業管理服務

本集團向物業開發商、業主及住戶提供一系列物業管理服務，主要包括保安、清潔、園藝及景觀、停車場管理以及日常維修及保養服務。我們的項目組合包括住宅物業、商業及寫字樓及城市服務項目，其中商業及寫字樓項目涵蓋辦公大樓和租賃性公寓，城市服務項目涵蓋城市市政服務、公共設施、產業園區及銀行網點的服務。

本集團持續深耕長江三角洲，堅持多管道拓展，追求可持續的規模增長；增加項目管理業態，積極進入空白區域市場。截至二零二四年六月三十日，本集團總合約建築面積為3,941萬平方米，其中併表合約建築面積約為3,584萬平方米。本期間新增併表合約建築面積約為31萬平方米，其中，按客戶類型劃分，來自獨立第三方的新增合約建築面積佔本期間總新增的比重約為100%；按物業類型劃分，來自商業及寫字樓項目的新增合約建築面積約為16萬平方米，佔本期間新增的比重約為50.8%。

本集團高度關注經營規模增長，更關注經營規模增長的品質，本期間退出經營效益不達預期的項目14個，退出的管理規模約148萬平方米。

Management Discussion and Analysis

管理層討論及分析

The breakdown of our revenue from property management services by property types and GFA under management of the Group were as follows:

本集團按物業類型劃分的物業管理服務收入及在管建築面積明細如下：

		For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月			For the six months ended 30 June 2023 截至二零二三年六月三十日止六個月			Year-on-year growth rate of revenue 收入同比 增長率
		GFA under management 在管 建築面積 Ten thousand sq.m. 萬平方米	Revenue 收入 Ten thousand RMB 人民幣萬元	% of revenue 收入佔比	GFA under management 在管 建築面積 Ten thousand sq.m. 萬平方米	Revenue 收入 Ten thousand RMB 人民幣萬元	% of revenue 收入佔比	
Residential properties	住宅物業	2,845.3	28,971.9	89.8%	2,924.6	31,142.3	86.5%	-7.0%
Commercial and office buildings	商業及寫字樓	145.0	2,688.9	8.3%	138.9	3,817.4	10.6%	-29.6%
Urban services	城市服務	N/A 不適用	610.4	1.9%	N/A 不適用	1,026.4	2.9%	-40.5%
Total	合計	2,990.3	32,271.2	100.0%	3,063.5	35,986.1	100.0%	-10.3%

During the Period, the Group actively and strategically developed the non-residential market, and focused on projects such as public buildings, industrial parks and commercial buildings. As of 30 June 2024, the GFA under management of our commercial and office buildings was approximately 1.45 million sq.m.. We provide first-class property management services to high-quality customers such as government agencies, financial institutions, medical institutions, and internet retail giants.

本期間，本集團積極佈局非住市場，聚焦公建、產業園、商寫等業態，截至二零二四年六月三十日，我們的商業及寫字樓等非住業態的在管建築面積約達145萬平方米，我們為政府機構、金融機構、醫療機構、互聯網零售巨頭等優質客戶提供一流的物業管理服務。

Urban services represent a new breakthrough in the property industry. During the Period, revenue from our total urban service project under management was approximately RMB6.1 million, covering business areas such as municipal facility cleaning and maintenance, and property management services for green energy industry parks. This will contribute to the construction of urban life service concept of the Group and to the further enrichment of our business portfolio.

城市服務承載著物業行業新的突破方向，期內，我們的總城市服務項目在管收入約為人民幣610萬元，業務範圍涵蓋市政設施清潔管護、綠色能源行業企業園區的物業管理服務等，此類業態將助力本集團城市生活服務概念的塑造及業態進一步豐富。

Management Discussion and Analysis

管理層討論及分析

The breakdown of the Group's revenue from property management services by customer type and GFA under management were as follows:

本集團按客戶類型劃分的物業管理服務收入及在管建築面積明細如下：

	For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月			For the six months ended 30 June 2023 截至二零二三年六月三十日止六個月			Year-on-year growth rate of revenue 收入同比 增長率
	GFA under management 在管 建築面積 Ten thousand sq.m. 萬平方米	Revenue 收入 Ten thousand RMB 人民幣萬元	% of revenue 收入佔比	GFA under management 在管 建築面積 Ten thousand sq.m. 萬平方米	Revenue 收入 Ten thousand RMB 人民幣萬元	% of revenue 收入佔比	
Properties developed by Landsea Green Management Limited ("Landsea Green Management") 朗詩綠色管理有限公司(「朗詩綠色管理」)開發的物業	810.2	10,426.5	32.3%	834.0	11,414.1	31.7%	-8.7%
Properties developed by joint ventures and associates of Landsea Green Management 朗詩綠色管理合聯營公司開發的物業	437.1	4,631.5	14.4%	454.5	5,790.3	16.1%	-20.0%
Properties receiving project management services from Landsea Green Management 朗詩綠色管理代建的物業	208.5	2,456.4	7.6%	192.2	2,260.5	6.3%	8.7%
Properties developed by independent third-party 獨立第三方開發的物業	1,534.5	14,756.8	45.7%	1,582.8	16,521.2	45.9%	-10.7%
	2,990.3	32,271.2	100.0%	3,063.5	35,986.1	100.0%	-10.3%

Management Discussion and Analysis

管理層討論及分析

During the Period, the Group continued to adhere to quality external expansion. Among them, there were 3 new projects through market bidding, with a new consolidated contracted GFA of approximately 310,000 sq.m. and a new consolidated GFA under management of approximately 310,000 sq.m.. Under the prudent expansion strategy, the Group has achieved more stable market-oriented development, with a consolidated GFA under management obtained through independent third parties of approximately 17.43 million sq.m., accounting for approximately 58.3% of the consolidated GFA under management.

本期間，本集團繼續堅持有品質的外部拓展，其中通過市場投標新增項目3個，新增併表合約建築面積約31萬平方米，新增併表在管建築面積約31萬平方米。在審慎的拓展策略下，集團得以更穩健的市場化發展，通過獨立第三方獲取的併表在管建築面積合計約1,743萬平方米，佔併表在管建築面積的約58.3%。

			Year-on-year growth (addition in the first half of 2024 as compared to that of the first half of 2023) 同比增長 (二零二四年 上半年新增比 二零二三年 上半年新增)		Year-on-year growth (addition in the first half of 2024 as compared to that of the first half of 2023) 同比增長 (二零二四年 上半年新增比 二零二三年 上半年新增)
		New contracts		Addition under management	
Residential properties	住宅物業				
Number of projects	項目個數	2	Decreased by 7 減少7個	6	Decreased by 4 減少4個
GFA (in ten thousand sq.m.)	建築面積(萬平方米)	15	-92.6%	116	-33.7%
Number of households	戶數	742	-94.2%	2,451	-84.9%
Commercial and office buildings	商業及寫字樓				
Number of projects	項目個數	1	Decreased by 6 減少6個	1	Decreased by 5 減少5個
GFA (in ten thousand sq.m.)	建築面積(萬平方米)	16	-36.0%	16	-11.1%
Urban services	城市服務				
Number of projects	項目個數	-	-	-	-

Management Discussion and Analysis

管理層討論及分析

Adhering to a flexible and open market-oriented cooperation approach, the Group has reached strategic cooperation with state-owned enterprises, regional property developers and established partner companies to handle the property services arising from projects developed and delivered by and from the projects to be developed by the companies by leveraging mature service system and management standardization strength of Landsea Green Life. As of 30 June 2024, a total of 16 partner companies have been established, among which 7 were consolidated into the Group, namely (1) Anju Landsea Property Management Service (Yangzhou) Co., Ltd.* (安居朗詩物業服務(揚州)有限公司); (2) Jiangsu Landsea Sea Lake Property Management Co., Ltd.* (江蘇朗詩海湖物業有限公司); (3) Sichuan Langshang Property Management Co., Ltd.* (四川朗商物業管理有限公司); (4) Xi'an Langze Property Management Co., Ltd.* (西安朗澤物業管理有限公司); (5) Anhui Xindi Zhihui City Technology Service Co., Ltd.* (安徽新地智慧城市科技服務有限公司); (6) Suzhou Langyiju Commercial Management Service Co., Ltd.* (蘇州朗頤居商業管理服務有限公司); and (7) Landsea Property Management (Xuzhou) Co., Ltd.* (朗詩寶物業管理(徐州)有限公司), while the accounts of 9 partner companies were not consolidated into that of the Group where investment gains would be shared, namely (1) Chengdu Fulang Property Service Co., Ltd.* (成都福朗物業服務有限公司); (2) Huizhou Landsea Dezhou Property Management Co., Ltd.* (惠州朗詩德州物業管理有限公司); (3) Zhejiang Langheng Property Management Co., Ltd.* (浙江朗恒物業管理有限公司); (4) Shanghai Landsea Savills Property Management Co., Ltd.* (上海朗詩第一太平戴維斯物業管理有限公司); (5) Dongyang City Investment Landsea Property Services Co., Ltd.* (東陽市城投朗詩物業服務有限公司); (6) Suzhou Langtong Green Elevator Services Co., Ltd.* (蘇州朗通綠色電梯服務有限公司); (7) Suzhou Gaolang Green Life Service Co., Ltd.* (蘇州高朗綠色生活服務有限公司); (8) Nanjing Langyue Property Management Co., Ltd.* (南京朗越物業管理有限公司); and (9) Suzhou Wanling Commercial Asset Management Co., Ltd.* (蘇州灣翎商業資產管理有限公司). As of 30 June 2024, the total number of off-balance-sheet management projects was 21 with off-balance-sheet contracted GFA amounting to approximately 3.57 million sq.m..

本集團秉承靈活開放的市場化合作態度，與政府國企、區域地產開發商達成戰略合作，併成立合作公司，利用朗詩綠色生活成熟的服務體系、管理標準化優勢，操盤管理已有開發交付項目併將為後續開發項目提供物業服務。截至二零二四年六月三十日，本集團共成立合作公司16家。其中，本集團併表的7家，分別為(1)安居朗詩物業服務(揚州)有限公司；(2)江蘇朗詩海湖物業有限公司；(3)四川朗商物業管理有限公司；(4)西安朗澤物業管理有限公司；(5)安徽新地智慧城市科技服務有限公司；(6)蘇州朗頤居商業管理服務有限公司；及(7)朗詩寶物業管理(徐州)有限公司；本集團非併表但分享投資收益的9家，分別為(1)成都福朗物業服務有限公司；(2)惠州朗詩德州物業管理有限公司；(3)浙江朗恒物業管理有限公司；(4)上海朗詩第一太平戴維斯物業管理有限公司；(5)東陽市城投朗詩物業服務有限公司；(6)蘇州朗通綠色電梯服務有限公司；(7)蘇州高朗綠色生活服務有限公司；(8)南京朗越物業管理有限公司；及(9)蘇州灣翎商業資產管理有限公司。截至二零二四年六月三十日，非併表管理項目總數達21個，非併表合約建築面積約為357萬平方米。

Management Discussion and Analysis

管理層討論及分析

The Group adheres to the standardization of service quality while enhancing the diversification of services, resulting in a steady increase in average property management fee. In February 2023, the Group passed the second supervision audits of the ISO50001 Energy Management System and ISO27001 Information Security Management System successively, ensuring the stable and orderly operation of the Company's energy management and information security management. In May 2023, the Company passed the second supervision audits for the re-certification of ISO90001 Quality Management System, ISO14001 Environmental Management System and ISO45001 Occupational Health and Safety Management System, which ensure the orderly operation of the Company in the fields of quality, environmental and occupational health and safety management. In January and May 2022, the Company passed the certification of GB/T31950 Corporate Integrity Management System and SA8000 Corporate Social Responsibility Management System, respectively, and completed the annual supervisory audit in May and July 2024, which provided systematic support for standardization of corporate integrity management and fulfillment of social responsibilities. With the expansion of scale of property management and the enhancement of brand effect and quality standardisation, the average property management fee per sq.m. per month as of 30 June 2024 reached approximately RMB2.06. In particular, the overall average property management fee per sq.m. per month for residential properties was approximately RMB1.88, while the overall property management fee per sq.m. per month for commercial and office buildings was approximately RMB6.05.

本集團在提升服務多樣化的同時堅持服務品質標準化，實現物業管理費均價穩步提升。本集團於二零二三年二月先後通過了ISO50001能源管理體系、ISO27001資訊安全管理體系第二次監督審核，確保了公司的能源管理、資訊安全管理平穩有序運營。二零二三年五月通過了ISO90001品質管制體系、ISO14001環境管理體系、ISO45001職業健康安全管理体系再認證的第二次監督審核，保障了公司品質、環境、職業健康安全有序運營。二零二二年一月及五月先後通過了GB/T31950企業誠信管理體系、SA8000企業社會責任管理體系認證，並於二零二四年五月及七月完成了年度監督審核，為規範企業誠信經營、擔當社會責任提供了體系支撐。隨著物業管理規模的擴展，品牌效應和品質標準化的提升，截至二零二四年六月三十日的平均物業管理費（每月每平方米）約達人民幣2.06元。其中，住宅物業整體每月平均物業管理費單價約人民幣1.88元；商業及寫字樓整體每月物業管理費單價約人民幣6.05元。

Management Discussion and Analysis

管理層討論及分析

VALUE-ADDED SERVICES TO NON-PROPERTY OWNERS

The Group offers value-added services to non-property owners for property developers to address their various needs on property management, including (i) sales assistance services, which primarily include visitors reception, onsite cleaning, security, repair and maintenance services to assist property developers in showcasing and marketing their properties at the pre-sale stage; (ii) property consultancy services and other pre-delivery services such as cleaning, inspection, repair and maintenance services at the pre-delivery stage and a little of repair and maintenance services after delivery; and (iii) property agency services provided for sales and leases of properties to property developers.

The following table sets out a breakdown of revenue from value-added services to non-property owners by service type for the periods indicated:

非業主增值服務

本集團向物業開發商提供非業主增值服務以滿足其各類物業管理需求，包括(i)案場服務，主要包括訪客接待、現場清潔、保安、維修及保養服務，在預售階段協助物業開發商展示及推銷其物業；(ii)物業諮詢服務以及其他前期服務，例如前期階段的清潔、檢查、維修及保養服務，以及在物業交付後提供少量維修及保養服務；(iii)為銷售及租賃物業開發商提供物業代理服務。

下表載列於所示期間按服務類型劃分的非業主增值服務收益明細：

		For the six months ended 30 June 2024 截至二零二四年 六月三十日止六個月		For the six months ended 30 June 2023 截至二零二三年 六月三十日止六個月		Year- on-year growth rate of revenue 收入同比 增長率
		Revenue	% of revenue	Revenue	% of revenue	
		收入	收入佔比	收入	收入佔比	
		Ten thousand RMB 人民幣萬元		Ten thousand RMB 人民幣萬元		
Sales assistance services	案場服務	720.0	45.2%	2,430.8	34.5%	-70.4%
Property consultancy services	物業諮詢服務	762.4	47.9%	793.9	11.3%	-4.0%
Property agency services	物業代理服務	110.6	6.9%	3,815.2	54.2%	-97.1%
Total	合計	1,593.0	100.0%	7,039.9	100.0%	-77.1%

Management Discussion and Analysis

管理層討論及分析

The Group is engaged in providing perfect “first impression” to customers by building professional sales assistance services teams. As of 30 June 2024, the Group provided sales assistance services to 20 sales offices of Landsea Green Management and its partners and property companies which were independent third parties, representing a decrease in income from sales assistance services of approximately 70.4% as compared to the corresponding period in 2023. The proportion of the Group’s revenue from value-added services to non-property owners has been reduced from approximately 14.5% in the six months ended 30 June 2023 to approximately 4.1% during the Period, thereby enhancing the marketization our property operations and reducing our reliance on the real estate business.

COMMUNITY VALUE-ADDED SERVICES

The Group offers a wide range of community value-added services in its residential properties under management to meet the changing needs of its customers and improve their quality of life. Such services primarily include (i) home-living services, such as house renovation, housekeeping and cleaning, and commodity retail, etc.; (ii) public resources management services, which primarily include the leasing of advertising spots and community space; and (iii) asset management services in relation to the leasing and sale of properties, sale of car parking spaces and transfer of use rights of car parking spaces.

本集團堅持第一印象管理，打造專業化案場服務團隊，截至二零二四年六月三十日，向朗詩綠色管理及其合作企業、獨立第三方地產公司提供售樓處案場服務累計20宗；案場服務收入較二零二三年同期下降約70.4%。本集團將非業主增值收入佔比由截至二零二三年六月三十日止六個月的約14.5%降低為本期間的約4.1%，進一步提升了物業經營市場化水準，降低了對房地產業務的依賴。

社區增值服務

本集團為在管住宅物業提供各類社區增值服務，以滿足客戶不斷變化的需求及提升生活品質。該服務主要包括(i)居家生活服務，例如房屋煥新、家政保潔、及商品零售等；(ii)公共資源管理服務，主要包括廣告點位出租及社區空間場地租賃；及(iii)有關房屋租賃及銷售、停車位銷售及停車位使用權轉讓的資產管理服務。

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The following table sets out a breakdown of revenue from community value-added services by service type for the periods indicated:

下表載列於所示期間按服務類型劃分的社區增值服務收入明細：

	For the six months ended 30 June 2024 截至二零二四年 六月三十日止六個月		For the six months ended 30 June 2023 截至二零二三年 六月三十日止六個月		Year- on-year growth rate of revenue 收入同比 增長率
	Revenue 收入 Ten thousand RMB 人民幣萬元	% of revenue 收入佔比	Revenue 收入 Ten thousand RMB 人民幣萬元	% of revenue 收入佔比	
Home-living services 居家生活服務	2,166.9	63.5%	2,079.3	51.5%	4.2%
Public resource management services 公共資源管理 服務	863.9	25.3%	1,092.3	27.1%	-20.9%
Asset management services 資產管理服務	381.7	11.2%	861.9	21.4%	-55.7%
	3,412.5	100.0%	4,033.5	100.0%	-15.0%

Home-living services are provided in terms of house renovation, housekeeping and cleaning, online platform commodity retail, etc.

居家生活服務以房屋煥新、家政保潔、線上平台商品零售等內容開展。

As time goes by, the renovation and facilities of the property may become outdated, affecting the comfort and aesthetics of living. Home renovation services aim to address this issue by updating renovations and facilities, bringing new vitality to the house. Property owners communicate renovation needs to their property management service providers. In cooperation with professional decoration companies, we provide property owners with free on-site room measurement, design and quotation services, so that property owners can save time, effort and money. As of 30 June 2024, the total number of housing renovation requests was 1,845, and the total number of completed housing renovation transactions was 532. Meanwhile, we also provide housekeeping and cleaning services to property owners, including indoor cleaning, external wall cleaning, carpet cleaning and disinfection and hourly home services. In 2024, we have introduced a service-first, pay-later model, gaining the trust and satisfaction of our customers and effectively enhancing the reputation among property owners.

隨著時間的推移，房屋的裝修和設施可能會變得陳舊，影響居住的舒適度和美觀性。房屋煥新服務旨在解決這一問題，通過更新裝修和設施，使房屋煥發新的活力。業主向自己的管家傳達煥新需求，通過我們與專業的裝修公司合作，為業主提供免費上門量房、出設計方案和報價服務，讓業主省時省心省力省錢。截至二零二四年六月三十日，房屋煥新累計總報單量1,845單，成單量達532單。同時我們也為業主提供家政保潔服務，包括室內保潔、外牆清潔、地毯清洗消毒及鐘點家居服務等，二零二四年更是提出先服務後付費的模式，贏得客戶的信任和滿意，有效提高業主口碑。

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管理層討論及分析

With the development of internet technology, online shopping has become increasingly popular. Home-living services provide commodity retail through online platforms, meeting the needs for people to purchase daily necessities without leaving their homes. We integrate high-quality supplier resources to provide property owners with superior quality, cost-effective and diverse products with guaranteed after-sales service. Such service enhances our interaction with property owners. By collecting user shopping data, it demonstrates that the property company better understands the needs and consumption habits of property owners, providing a basis for service improvement and product recommendations. As of 30 June 2024, the cumulative number of commodity retail sales orders reached 35,000.

Our public resources management services primarily focus on leasing of both advertising spots and community space. We lease certain public areas to third parties on behalf of property owners for advertising and other uses, such as advertising spaces inside and outside elevators and in public spaces in the community. We determine the lease price with the lessee, generally taking into account the advertising theme, target location and lease term and other factors. Revenue generated from leasing of public areas will be mainly used to fund public repairs and maintenance, and could be used to pay for smart community upgrade. We collect rent on behalf of the property owners and recognize it as income based on a defined percentage of the rent.

隨著互聯網技術的發展，線上購物變得越來越普及。居家生活服務通過線上平台提供商品零售，滿足人們足不出戶就能購買到日常生活用品的需求。我們通過整合優質供應商資源，為業主提供品質優越、物美價廉、種類豐富、售後有保障的產品。該項服務增進了我們與業主的互動，通過收集使用者購物資料，說明物業公司更好地了解業主需求和消費習慣，為服務改進和產品推薦提供依據。截至二零二四年六月三十日，商品零售銷售單量累計達3.5萬單。

公共資源管理服務主要以廣告點位出租及社區空間場地租賃為主，我們代表業主向第三方出租某些公共區域作為廣告及其他用途，如電梯內外及社區公共空間的廣告位。我們在綜合考慮廣告主題、目標位置及租賃期間等因素後與承租人確定租賃價格。租賃公共區域所得收入將主要用於公共維修及維護資金，並可用於智慧社區升級。我們代表業主收取租金並將租金的一定比例作為收入。

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管理層討論及分析

Regarding our asset management business, we established a professional sales team to carry out rental and sales business, capable of handling the promotion, negotiation, and transaction processes of properties for property owners. Secondly, our sales team has an in-depth understanding of the local real estate market and can provide property owners with accurate market analysis and pricing suggestions, helping property owners achieve the maximum value of their properties. In addition, the property can also provide legal consultation and contract management services to ensure the legality and security of transactions. For owners of rental properties, we can also be responsible for tenant screening and management, reducing the operational burden on property owners. In 2024 as of now, we carried out 111 transactions for our trading business and 456 transactions of our leasing business with transaction amount of approximately RMB250 million. We continued to focus on customers' needs so as to be closer to the lives of property owners. Through long-term and high-quality services, we will continue to develop the inventory market, broaden the boundaries of life services, and strive to bring more beautiful life experience to property owners' families.

The Landsea Friends (詩友公社) customer community brand serves as the carrier for the Group's service concept of "creating a warm community", adhering to diverse interactions, engaging with residents and establishing connexions. As of 30 June 2024, a total of 486 events were held, attracting approximately 25,300 households to participate. Effectively stimulating customer creativity, 162 activities were independently planned and carried out by residents, and 220 resident groups are active in the community in various forms. As the mini-programme of the "Landsea Friends" platform, which carries the co-creation of a beautiful community for customers, it has attracted approximately 32,300 registered users within one year of its launch, with a cumulative visit count reaching 410,000 times. The Group attaches importance to the significance of frontline staff as practitioners of community culture. Through 7 sessions of internal training involving 2,496 participants, it ensures that in the process of implementing community culture, there are people to rely on, rules to follow, and content to enrich, creating an efficient 3-in-1 model of "headquarters guidance — property management services providers execution — resident participation" to build a beautiful life in the community.

資產管理業務方面，我們通過組建專業的銷售團隊開展租售業務，能夠為業主處理房產的推廣、談判和交易等繁瑣流程。其次，我們的銷售團隊對當地的房產市場有深入了解，能夠為業主提供準確的市場分析和定價建議，幫助業主實現房產的最大價值。此外，物業還能提供法律諮詢和合同管理服務，確保交易的合法性和安全性。對於出租房產的業主，我們還能負責租戶的篩選和管理，降低業主的運營負擔。二零二四年截至目前開展買賣業務111單，租賃業務456單，交易金額達人民幣約2.5億元。持續以客戶需求為中心，貼近業主生活，通過長期、優質的服務，不斷發力存量市場，持續拓寬生活服務的邊界，致力於為業主家人帶來更多美好生活體驗。

「詩友公社」客戶社區社群品牌作為本集團服務理念——「打造有溫度社區」的落地載體，堅持以多元互動，與住戶發生、建立連接。截至二零二四年六月三十日，總發佈開展486場活動，吸引約2.53萬住戶沉浸其中。有效激發客戶創造力，有162場是住戶自主策劃開展為主體，有220個住戶社團在社區以不同形式活躍。作為承載客戶美好社區共創平台的「詩友公社」小程序，上線一年已吸納約32,300名用戶註冊，累計訪問量達41.1萬次。本集團重視一線員工作為社區文化踐行者的重要性，通過7場2,496人次內部培訓，確保社區文化落地過程中有人可依、有章可循，有內容可豐足，高效總部指導——管家執行——住戶參與的「三位一體」社區營造美好生活模式。

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管理層討論及分析

APARTMENT OPERATION AND MANAGEMENT SERVICES

At the end of 2022, Langhong (Nanjing) Enterprise Management Co., Ltd.* (朗鴻(南京)企業管理有限公司), a wholly-owned subsidiary of the Group, entered into an equity transfer agreement with Nanjing Langjun Commercial Management Limited* (南京朗郡商業管理有限公司), Huge Wealth Group Limited and Beihai Langrun to acquire the entire equity interest in Beihai Langrun. Beihai Langrun and members of its subsidiaries provide apartment operation and management services, currently covering 13 first-and second-tier cities. The transaction was completed on 31 March 2023, and the Group realised revenue of approximately RMB18.75 million from apartment operation and management services. Apartment operation and management services have provided substantial new customer resources for the property management services of the Group as well as business opportunities for the community value-added services. The market penetration rate of the Group has increased due to geographical overlap, laying the foundation for enriching our operations in the market.

INFORMATION TECHNOLOGY ESTABLISHMENT

The Group is committed to promoting the digital establishment of project services and internal operation and management, aiming to comprehensively optimise customer service experience and significantly improve corporate operational efficiency. On the project service aspect, Landsea Green Life's WeChat mini-programme has been successfully put into operation, effectively bringing it closer to customers and ensuring that messages are delivered more timely and accurately. The one-stop services it includes, such as property payment, problem reporting, the Landsea Friends, and Landsea Preferred (朗詩優選), greatly enhance convenience. On the internal operation management aspect, a series of projects such as income integration, expenditure refinement, and smart parking lot upgrades have been implemented one after another, strongly enhancing the Group's systematic capabilities and providing solid support for the digital transformation of business segments.

公寓經營及管理服務

於二零二二年末，本集團全資附屬公司朗鴻(南京)企業管理有限公司與南京朗郡商業管理有限公司、Huge Wealth Group Limited及北海朗潤簽訂股權轉讓協議收購北海朗潤的全部股權。北海朗潤及其附屬子公司成員公司提供公寓經營及管理服務，目前業務覆蓋13個一二線城市。該項目於二零二三年三月三十一日完成交割，本集團實現公寓經營及管理服務收入約人民幣1,875萬元。公寓經營及管理服務為本集團物業管理服務提供了大量的新客戶資源，為社區增值服務提供了商機，由於地域重疊也提高了本集團的市場滲透率，為做大城市濃度提供了基礎。

資訊化建設

本集團鍥而不捨地致力於推進項目服務端與內部經營管理端的數位化建設，旨在全方位優化客戶服務體驗並顯著提升企業運營效率。在項目服務端，朗詩綠色生活微信小程序成功投入運營，切實有效地拉近了與客戶的距離，有力確保消息的觸達更為及時、精確無誤。其所囊括的物業繳費、報事報修、詩友公社、朗詩優選等一站式服務，極大地增強了便捷性。在內部經營管理端，收入一體化、支出精細化、智慧車場升級等一系列項目依次落地啟用，強有力地完善了集團體系化能力，為業務板塊的數位化轉型給予了堅實有力的支撐。

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Looking forward, the Group will continue to deepen the digitalization construction process with determination. On the project service aspect, we will continuously enrich and expand the service scope and functions of Landsea Green Life's WeChat mini-programme, actively introduce cutting-edge innovative elements, and strive to create a more outstanding and high-quality service experience for customers. On the internal operation and management aspect, we will accelerate the deep integration of digitalization and business using technological innovation as a strong driving force, leading the Group to embark on a new journey of high-quality development.

SOCIAL RESPONSIBILITY

The Group actively promoted environmental, social and governance work and published the 2023 Environmental, Social and Governance (ESG) Report during the Period. As a fast-growing green life-cycle service provider, we always focus on "sustainable cities and communities" as an important global sustainable development goal. In an effort to achieve the United Nations Sustainable Development Goals (SDGs) and with reference to the BREEAM In-Use of the Building Research Establishment (BRE), we have formulated a leading and scientific ESG development strategy for 2025, focusing on three major areas, namely "warm and inclusive", "safe and healthy" and "green and low-carbon". The Company continuously improves its ESG performance every year and contributes to the achievement of global sustainable development goals.

展望未來，本集團將堅定不移地深化數位化建設進程。在項目服務端，持續不斷地豐富和拓展朗詩綠色生活微信小程序的服務範疇與功能，積極引入前沿創新元素，致力於為客戶營造更為卓越、優質的服務體驗。在內部經營管理端，加快推進數位化與業務的深度融合，以科技創新作為強勁驅動力，引領集團踏上高品質發展的全新征程。

社會責任

本集團積極推進環境、社會和管治方面的工作，並於本期間發佈《二零二三年環境、社會及管治(ESG)報告》。我們作為一家快速成長的全生命周期綠色生活服務商，始終聚焦於「可持續城市與社區」這一重要的全球可持續發展目標。對標聯合國可持續發展目標(SDGs)，參考英國建築研究院(BRE)綠色建築運營標準(BREEAM In-Use)，我們制定了領先、科學的二零二五年ESG發展策略，聚焦「溫暖包容」、「安全健康」、「綠色低碳」三大領域。每年不斷提升公司ESG表現，為實現全球可持續發展目標做出貢獻。

Management Discussion and Analysis 管理層討論及分析

During the Period, we continued to conduct in-depth research on the construction of green and low-carbon communities. We cooperated with the Institute of Ecology and Environment of Nanjing University (Lishui), with Nanjing Landsea Zhongshan Green County project (南京朗詩鐘山綠郡項目) as pilot project, to carry out research on the topic of “carbon reduction and green operation and maintenance in communities”, and built a new system for carbon reduction and green operation and maintenance in communities from various aspects including carbon emission management, energy management, water resource management and waste management. In the same period, the cooperative research project focused on the construction of low-carbon community management platform and the pilot community composting projects. In 2024, community composting will move from Landsea Green Life Nanjing District to other Landsea Green Life district companies. For carbon emission management work, we align with the Company’s strategic development, obtain data in an area-based approach, form an intra-company district carbon emission ranking, and promote the reduction of carbon emission data to achieve the goal of carbon neutrality. For communities, we have always adhered to the mission of “leading life services and creating a better future”, and will continue to explore ways of carbon neutrality for sustainable communities and contribute to the “30 • 60” goal of carbon peaking and carbon neutrality. We have successfully declared five invention patents, i.e. “A Waste-Free Community Garbage Management System and Management Method” (一種無廢社區垃圾管理系統及管理方法), “A Waste-Free Community Organic Garbage Comprehensive Treatment station and its Usage Method” (一種無廢社區有機垃圾綜合處理站及其使用方法), “A type of Eco-friendly Degraded Greenland Soil Conditioner and its Usage Method” (一種環保型退化綠地土壤改良劑及其使用方法), “A Comprehensive Management and Evaluation Method for Residential Community Water Resources based on Internet of Things Technology” (一種基於物聯網技術的居民社區水資源綜合管理與評估方法) and “A Carbon Emission Early Warning Management Method for Electricity Usage in Smart Community Public Areas” (一種智慧社區公區用電碳排放預警管理方法), and Landsea Green Life will also continue to innovate and lead the green development.

於本期間，我們繼續深入研究綠色低碳社區的建設。與南京大學(溧水)生態環境研究院以南京朗詩鐘山綠郡項目為試點項目，以「社區減碳與綠色運維」為題的合作研究，從碳排放管理、能源管理、水資源管理、廢棄物管理等維度構建社區減碳與綠色運維新體系。同時，合作研究項目聚焦低碳社區管理平台建設及社區堆肥試點工作。二零二四年，社區堆肥將從朗詩綠色生活南京戰區走向朗詩綠色生活其他戰區公司。在碳排放管理工作中，契合公司戰略發展，以片區化形式進行資料獲取，形成公司內部片區碳排放排名，促使碳排資料的降低，從而達到碳中和目標。為社區我們始終堅持「引領生活服務，共創美好未來」的使命，並將繼續探索可持續社區的碳中和之道，助力「30 • 60」雙碳目標。現已成功申報《一種無廢社區垃圾管理系統及管理方法》《一種無廢社區有機垃圾綜合處理站及其使用方法》《一種環保型退化綠地土壤改良劑及其使用方法》、《一種基於物聯網技術的居民社區水資源綜合管理與評估方法》、《一種智慧社區公區用電碳排放預警管理方法》五項發明專利，朗詩綠色生活也將不斷創新，引領綠色發展。

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FINANCIAL REVIEW

Revenue

The Group's revenue decreased by approximately 18.8% from approximately RMB483 million for the six months ended 30 June 2023 to approximately RMB392 million for the six months ended 30 June 2024, for the following reasons: (i) the Group decisively retreated from projects that had suffered losses for a long period of time and were not commensurate with the quality of the Group's services, and the decrease in GFA under management of the projects resulted in a decrease in the revenue generated from property management services; (ii) with the exit of the projects, the revenue from community value-added services decreased accordingly during the Period; and (iii) the Group further enhanced the marketization of its property operation and reduced its reliance on real estate business, and the revenue from value-added services for non-property owners decreased.

The following table sets out a breakdown of the Group's revenue by business line for the periods indicated:

財務回顧

收益

本集團的收益由截至二零二三年六月三十日止六個月的約人民幣4.83億元減少約18.8%至截至二零二四年六月三十日止六個月的約人民幣3.92億元，原因如下：(i)本集團果斷從長年虧損及與本集團服務質量不相符的項目中退場，項目在管建築面積減少，令物業管理服務所得收入有所降低；(ii)隨著項目退場，本集團提供的社區增值服務收入有所降低；及(iii)本集團進一步提升物業經營市場化水平，降低對房地產業務的依賴，非業主增值服務收入降低。

下表載列於所示期間本集團按業務線劃分的收益明細：

		For the six months ended 30 June 截至六月三十日止六個月			
		2024 二零二四年		2023 二零二三年	
		RMB'000	%	RMB'000	%
		人民幣千元	%	人民幣千元	%
Property management services	物業管理服務	322,712	82.4	359,861	74.5
Value-added services to non-property owners	非業主增值服務	15,930	4.1	70,399	14.5
Community value-added services	社區增值服務	34,125	8.7	40,335	8.3
Apartment operation and management services	公寓經營及管理服務	18,745	4.8	12,843	2.7
Total	總計	391,512	100.0	483,438	100.0

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Revenue from the provision of property management services decreased by approximately 10.3% from approximately RMB360 million for the six months ended 30 June 2023 to approximately RMB323 million for the six months ended 30 June 2024. Such decrease was primarily due to the Group's decisive retreat from projects that had suffered losses for a long period of time and were not commensurate with the quality of the Group's services, and the decrease in GFA under management of the projects.

Revenue from the provision of value-added services to non-property owners decreased by approximately 77.1% from approximately RMB70 million for the six months ended 30 June 2023 to approximately RMB16 million for the six months ended 30 June 2024. The decrease was due to the Group's further enhancement of the marketization of its property operation and reduction of its reliance on real estate business, and the decrease in revenue from sales assistance services, property consulting services and property agency services.

Revenue from the provision of community value-added services decreased by approximately 15.0% from approximately RMB40 million for the six months ended 30 June 2023 to approximately RMB34 million for the six months ended 30 June 2024. Such decrease was mainly due to the Group's decisive retreat from projects that had suffered losses for a long period of time and were not commensurate with the quality of the Group's services, the decrease in GFA under management of the projects, and the decrease in revenue from public resources management services and asset management services.

For the six months ended 30 June 2024, the revenue from the provision of apartment operation and management services was approximately RMB19 million, which was derived from the provision of early consultation services, renovation project management services, daily operation and management services, marketing, planning and promotion services, commercial business promotion services, special consultation services and other services to long-term apartment leasing projects.

提供物業管理服務的收益由截至二零二三年六月三十日止六個月的約人民幣3.60億元降低約10.3%至截至二零二四年六月三十日止六個月的約人民幣3.23億元。該減少主要由於本集團果斷從長年虧損及與本集團服務質量不相符的項目中退場，本集團項目在管建築面積減少。

提供非業主增值服務的收益由截至二零二三年六月三十日止六個月的約人民幣0.70億元減少約77.1%至截至二零二四年六月三十日止六個月的約人民幣0.16億元。該減少是由於本集團進一步提升物業經營市場化水平，降低對房地產業務的依賴，案場服務收益、物業諮詢服務收益、物業代理服務收益均有所減少。

提供社區增值服務的收益由截至二零二三年六月三十日止六個月的約人民幣0.40億元減少約15.0%至截至二零二四年六月三十日止六個月的約人民幣0.34億元。該減少乃主要由於本集團從長年虧損及與本集團服務質量不相符的項目中退場，項目在管建築面積減少，公共資源管理服務收入和資產管理服務減少。

截至二零二四年六月三十日止六個月，提供公寓經營及管理服務的收益約人民幣0.19億元，收益來自於向長期公寓租賃項目提供的早期諮詢服務、改造工程管理服務、日常經營及管理服務、營銷、計劃及推廣服務、商業業務推廣服務、特別諮詢服務等服務業務。

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Cost of Sales and Services

The Group's cost of sales consists of employee benefit expenses, cleaning costs, security costs, maintenance costs, utilities, greening and gardening costs, depreciation and others.

The Group's cost of sales decreased by approximately 18.4% from approximately RMB397 million for the six months ended 30 June 2023 to approximately RMB324 million for the six months ended 30 June 2024. The decrease was mainly due to the Group's decisive retreat from projects that had been loss-making for a long period of time and were not commensurate with the quality of the Group's services, and the decrease in labour costs and other operating costs.

Gross Profit and Gross Profit Margin

As a result of the foregoing, the Group's gross profit decreased by approximately 21.8% from approximately RMB87 million for the six months ended 30 June 2023 to approximately RMB68 million for the six months ended 30 June 2024. The gross profit margin decreased from approximately 18.0% for the six months ended 30 June 2023 to approximately 17.3% for the six months ended 30 June 2024. The decrease in gross profit margin was due to the decrease in gross profit margin of sales assistance services, property agency services and property consulting services as a result of the cyclical impact of the property industry.

Other Income

The Group's other income mainly represents government grants, additional value-added tax deductibles and others.

The Group's other income decreased from approximately RMB3 million for the six months ended 30 June 2023 to approximately RMB2 million for the six months ended 30 June 2024, which was mainly due to the expiry of the additional VAT deductibles preferential policy on 31 December 2023 and the decrease in government subsidies.

銷售及服務成本

本集團的銷售成本包括僱員福利開支、清潔成本、保安成本、保養成本、公用事業費用、綠化及園藝成本、折舊及其他。

本集團的銷售成本由截至二零二三年六月三十日止六個月的約人民幣3.97億元減少約18.4%至截至二零二四年六月三十日止六個月的約人民幣3.24億元。該減少主要由於本集團果斷從長年虧損及與本集團服務質量不相符的項目中退場，人員及其他經營成本均有所減少。

毛利及毛利率

由於以上所述，本集團的毛利由截至二零二三年六月三十日止六個月的約人民幣0.87億元減少約21.8%至截至二零二四年六月三十日止六個月的約人民幣0.68億元。毛利率由截至二零二三年六月三十日止六個月的約18.0%減少至截至二零二四年六月三十日止六個月的約17.3%。毛利率降低是由於受地產行業周期性影響，案場服務、物業代理服務及物業諮詢服務毛利率有所下降。

其他收入

本集團的其他收入主要為政府補助、增值稅的額外抵扣以及其他。

本集團的其他收入由截至二零二三年六月三十日止六個月的約人民幣0.03億元減少至截至二零二四年六月三十日止六個月的約人民幣0.02億元，主要由於增值稅的額外抵扣優惠政策於二零二三年十二月三十一日到期，政府補助減少。

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管理層討論及分析

Selling Expenses

The Group's selling expenses mainly represent employee benefit expenses, business development expenses, travel expenses, office expenses and others.

The Group's selling expenses increased by approximately 20.0% from approximately RMB10 million for the six months ended 30 June 2023 to approximately RMB12 million for the six months ended 30 June 2024, primarily due to the increase in amortization of intangible assets arising from acquisitions. The acquisition of Beihai Langrun was completed at the end of March 2023. The intangible assets arising on acquisition are amortised over January to June 2024 and for the six months ended 30 June 2023, they are amortised from April to June only.

Administrative Expenses

The Group's administrative expenses mainly represent employee benefit expenses, professional fees, travel expenses, office expenses and others.

The Group's administrative expenses decreased by approximately 24.1% from approximately RMB58 million for the six months ended 30 June 2023 to approximately RMB44 million for the six months ended 30 June 2024, primarily due to the savings in staff cost.

Finance Income – Net

The Group's net finance income represents various interest expenses and interest income from bank deposits.

The Group's net finance income decreased from a net income of approximately RMB830,000 for the six months ended 30 June 2023 to a net income of approximately RMB760,000 for the six months ended 30 June 2024, primarily due to the decrease in interest income.

Share of Net Profits of Associates

The Group's share of net profits of associates increased from approximately RMB1.87 million for the six months ended 30 June 2023 to approximately RMB1.89 million for the six months ended 30 June 2024.

銷售開支

本集團的銷售開支主要為僱員福利開支、業務發展開支、差旅開支、辦公室開支及其他。

本集團的銷售開支由截至二零二三年六月三十日止六個月的約人民幣0.10億元增加約20.0%至截至二零二四年六月三十日止六個月的約人民幣0.12億元，主要是由於收併購產生的無形資產攤銷增加所致。北海朗潤於二零二三年三月底完成收購，收購形成的無形資產於二零二四年一至六月進行攤銷，而截至二零二三年六月三十日止六個月僅攤銷四至六月。

行政開支

本集團的行政開支主要為僱員福利開支、專業費用、差旅開支、辦公室開支及其他。

本集團的行政開支由截至二零二三年六月三十日止六個月的約人民幣0.58億元減少約24.1%至截至二零二四年六月三十日止六個月的約人民幣0.44億元，主要由於人員成本的節約。

財務收入淨額

本集團的財務收入淨額為各類利息支出及銀行存款利息收入。

本集團的財務收入淨額由截至二零二三年六月三十日止六個月的淨收入約人民幣83萬元減少至截至二零二四年六月三十日止六個月的淨收入約人民幣76萬元，主要由於利息收入的減少。

應佔聯營公司淨收益

本集團的應佔聯營公司淨收益由截至二零二三年六月三十日止六個月的約人民幣187萬元增加至截至二零二四年六月三十日止六個月的約人民幣189萬元。

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Income Tax Expenses

The Group's income tax represents PRC corporate income tax at a rate of 25% on the assessable profits of subsidiaries incorporated in the PRC and land appreciation tax as stipulated in the relevant tax laws and regulations in the PRC. Certain subsidiaries of the Group are qualified as small and micro businesses and therefore enjoyed a preferential tax rate of 10% during the Period.

The Group's income tax expense decreased by approximately 20.0% from approximately RMB5 million for the six months ended 30 June 2023 to approximately RMB4 million for the six months ended 30 June 2024, primarily due to the decrease in profit before income tax for the Period.

Profit for the Period

As a result of the foregoing, the Group's profit for the Period decreased by approximately 35.7% from approximately RMB14 million for the six months ended 30 June 2023 to approximately RMB9 million for the six months ended 30 June 2024.

Liquidity, Reserves and Capital Structure

As at 30 June 2024, the Group's current assets amounted to approximately RMB648 million, representing a decrease of approximately 6.2% from approximately RMB691 million as at 31 December 2023.

As at 30 June 2024, the Group's cash and cash equivalents (denominated in Renminbi, HK\$ and United States dollar) amounted to approximately RMB187 million, representing a decrease of approximately 43.8% as compared to approximately RMB333 million as at 31 December 2023, which was mainly due to the net cash outflow from operating activities of approximately RMB145 million, representing an increase of approximately 504.2% as compared to the net cash outflow of approximately RMB24 million for the corresponding period in 2023; the net cash outflow from financing activities of approximately RMB0.82 million, representing a decrease of approximately 56.4% as compared to the net cash outflow of approximately RMB1.88 million for the corresponding period in 2023; the net cash outflow from investing activities of approximately RMB0.05 million, representing a decrease of approximately 100.0% as compared to the net cash outflow of approximately RMB170 million for the corresponding period in 2023. As at 30 June 2024, the Group's total equity amounted to approximately RMB275 million, representing an increase of approximately 3.8% from approximately RMB265 million as at 31 December 2023. The increase was mainly due to the profit for the Period.

所得稅開支

本集團的所得稅是指於中國註冊成立的附屬公司的應課稅溢利按25%的稅率繳納的中國企業所得稅和按中國相關稅務法律及法規所載規定繳納的土地增值稅。本集團若干附屬公司符合小型微利企業資格，因此於本期間享有10%的優惠稅率。

本集團的所得稅開支由截至二零二三年六月三十日止六個月的約人民幣0.05億元減少約20.0%至截至二零二四年六月三十日止六個月的約人民幣0.04億元，主要由於本期間除稅前溢利的減少。

期內溢利

由於以上所述，本集團的期內溢利由截至二零二三年六月三十日止六個月的約人民幣0.14億元減少約35.7%至截至二零二四年六月三十日止六個月的約人民幣0.09億元。

流動資金、儲備及資本架構

於二零二四年六月三十日，本集團的流動資產約為人民幣6.48億元，較於二零二三年十二月三十一日的約人民幣6.91億元減少約6.2%。

於二零二四年六月三十日，本集團的現金及現金等價物（以人民幣、港元及美元計值）約為人民幣1.87億元，較於二零二三年十二月三十一日的約人民幣3.33億元減少約43.8%，主要由於經營活動現金淨流出約人民幣1.45億元較二零二三年同期現金淨流出約人民幣0.24億元增加約504.2%，融資活動現金淨流出約人民幣82萬元，較二零二三年同期現金淨流出約人民幣188萬元減少約56.4%，投資活動現金淨流出約人民幣5萬元，較二零二三年同期現金淨流出約人民幣1.70億元減少約100.0%。於二零二四年六月三十日，本集團的權益總額約為人民幣2.75億元，較於二零二三年十二月三十一日的約人民幣2.65億元增加約3.8%。該增加是主要來自本期間溢利。

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Trade Receivables

The Group's trade receivables primarily consist of receivables for our property management services and community value-added services from our customers.

The Group's trade receivables amounted to approximately RMB287 million as at 30 June 2024, representing an increase of approximately 33.5% from approximately RMB215 million as at 31 December 2023. The increase in trade receivables was due to the receivables subject to seasonal fluctuations as customers tend to settle their balances at the end of the year instead of during the year due to their payment preference.

Prepayments and Other Receivables

The Group's prepayments, deposits and other receivables as at 30 June 2024 amounted to approximately RMB163 million, representing an increase of approximately 18.1% from approximately RMB138 million as at 31 December 2023. It was primarily due to an increase in prepayments to suppliers for the Period.

Trade and Other Payables

The Group's trade and other payables as at 30 June 2024 amounted to approximately RMB485 million, representing a decrease of approximately 14.0% from approximately RMB564 million as at 31 December 2023. This was mainly due to the repayment of amount due to third parties.

Contract Liabilities

Our Group receives payments from customers based on billing schedules as stipulated in the property management agreements. Certain payments are usually received in advance of the performance under the contracts which are mainly from property management services.

The Group's contract liabilities as at 30 June 2024 amounted to approximately RMB246 million, representing an increase of approximately 16.6% as compared to approximately RMB211 million as at 31 December 2023. This was primarily due to the increase in advance from property owners.

貿易應收款項

本集團的貿易應收款項主要包括就物業管理服務及社區增值服務來自客戶的應收款項。

本集團於二零二四年六月三十日的貿易應收款項約為人民幣2.87億元，較二零二三年十二月三十一日的約人民幣2.15億元增加約33.5%。貿易應收款項增加是應收賬款存在季節性波動的影響，客戶因付款偏好會傾向在年末而非年內結清餘額。

預付款項及其他應收款項

本集團於二零二四年六月三十日的預付款項、按金及其他應收款項約為人民幣1.63億元，較二零二三年十二月三十一日的約人民幣1.38億元增加約18.1%是由於本期間預付供應商款項增加。

貿易及其他應付款項

本集團於二零二四年六月三十日的貿易及其他應付款項約為人民幣4.85億元，較二零二三年十二月三十一日約人民幣5.64億元減少約14.0%，主要由於支付第三方款項。

合約負債

本集團按物業管理協議內規定的結算時間表收取客戶付款。部分付款款項通常根據合約（主要來自物業管理服務）履行情況預先收取。

本集團於二零二四年六月三十日的合約負債約為人民幣2.46億元，較二零二三年十二月三十一日的約人民幣2.11億元增加約16.6%。此乃主要由於預收業主物業費增加。

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Borrowings

As at 30 June 2024, the Group had no bank borrowings.

Significant Investments Held

The Group did not hold any significant investment during the six months ended 30 June 2024.

Employees and Remuneration Policy

As at 30 June 2024, the Group had a total of 3,013 employees (as at 31 December 2023: 3,346). The Group offers employees competitive remuneration packages that include fees, salaries, allowances and benefits in kind, bonuses and pension scheme contributions and social welfare. The Group also contributes to social insurance for its employees, including medical insurance, work-related injury insurance, retirement insurance, maternity insurance, unemployment insurance and housing funds. The Group puts ongoing efforts to provide adequate trainings and development resources to the employees so that they can keep abreast of the latest development of the market and the industry and, at the same time, improve their performance and self-fulfillment in their positions.

Pledge on Assets

As at 30 June 2024, the Group had no pledge of assets.

Future Plans for Material Investments and Capital Assets

The Group will continue to focus on its existing property management services and community value-added services. Save as disclosed in the prospectus of the Company dated 25 June 2021 (the “**Prospectus**”), no concrete plan for future investment is in place as at the date of this report.

Gearing Ratio

Gearing ratio, as defined as bank and other borrowings, lease liabilities and amounts due to related parties divided by total equity and multiplied by 100%, was approximately 1.2% as at 30 June 2024.

借款

於二零二四年六月三十日，本集團無銀行借款。

持有之重大投資

截至二零二四年六月三十日止六個月，本集團並無持有任何重大投資。

僱員及薪酬政策

於二零二四年六月三十日，本集團合計擁有3,013名僱員（於二零二三年十二月三十一日：3,346）。本集團為僱員提供袍金、薪金、津貼及實物福利、花紅及退休金計劃供款及社會福利等具有競爭性的薪酬待遇。本集團為其僱員繳納醫療保險、工傷保險、養老保險、生育保險、失業保險及住房公積金等社會保險。本集團不斷致力為僱員提供充足的培訓及發展資源，使彼等可緊貼市場及行業的最新發展，同時提升彼等的表現及自行履行職務的情況。

資產押記

於二零二四年六月三十日，沒有任何資產押記。

未來重大投資計劃及資本資產

本集團將繼續專注當前的物業管理服務及生活小區增值服務。除本公司日期為二零二一年六月二十五日的招股章程（「**招股章程**」）所披露者外，於本報告日期，概無未來投資方面的任何具體計劃。

資本負債比率

於二零二四年六月三十日，資本負債比率約為1.2%（界定為銀行及其他借款、租賃負債及應付關聯方款項除以權益總額，再乘以100%）。

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Use of Proceeds from the Listing

The shares of the Company were listed on the Stock Exchange on 8 July 2021 (the “Listing Date”) by way of global offering (the “Listing”), in which 100,000,000 shares were issued upon the Listing, and a total of 110,765,000 shares were issued after also taking into account the partial exercise of the over-allotment options, raising the total net proceeds (after deducting underwriting commissions and other related listing expenses) of approximately HK\$288.9 million.

The analysis of the utilisation of the net proceeds from the Listing Date to 30 June 2024 is as follows:

上市所得款項用途

本公司股份以全球發售的方式於二零二一年七月八日（「上市日期」）於聯交所上市（「上市」），其中於上市時發行100,000,000股股份，並於計及超額配股權獲部分行使後，合共發行110,765,000股股份，經扣除包銷佣金及其他相關上市開支後，共籌集所得款項淨額約2.889億港元。

上市日期至二零二四年六月三十日期間，所得款項淨額用途分析如下：

Use	用途	Percentage of the net proceeds as stated in the Prospectus and allocation of the net proceeds after taking into account the partial exercise of the over-allotment option on 30 July 2021		Actual use of net proceeds as at 30 June 2024	Utilization from 1 January 2024 to 30 June 2024	Unutilised net proceeds as at 30 June 2024	Expected timetable
		% of total amount	HK\$ million				
		佔總金額的百分比	百萬港元	百萬港元	百萬港元	百萬港元	
Expanding our business through various channels	多渠道擴大業務規模	56.8%	164.1	164.1	-	-	Completed 已完成
Continuing to enhance our operating capability guided by users and driven by data	繼續提升以用戶為中心及以數據驅動的營運能力	15.3%	44.2	17.6	4.0	26.6	2024/12/31 二零二四年 十二月三十一日
Continuing to enrich value-added services	持續豐富增值服務	10.2%	29.5	21.9	2.9	7.6	2024/12/31 二零二四年 十二月三十一日
Continuing to incentivise, retain and recruit talents in order to enhance our human resources management	持續激勵、留聘及招聘人才以加強人力資源管理	7.7%	22.2	22.2	-	-	Completed 已完成
Working capital	營運資金	10.0%	28.9	2.7	-	26.2	2024/12/31 二零二四年 十二月三十一日

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Financial Risks

The Group is exposed to risks arising from its financial instruments such as interest rate risk, credit risk and liquidity risk.

Interest Rate Risk

The Group has not used any financial derivatives to hedge its interest rate risk. All bank interests were received at fixed rates.

Credit Risk

The Group's financial instruments have been grouped based on shared credit risk characteristics such as instrument types and credit risk ratings for the purpose of determining significant increases in credit risk and impairment measurement.

As at 30 June 2024, the carrying amounts of cash and cash equivalents, trade receivables, amounts due from related parties and other receivables included in the statement of financial position represent the Group's maximum exposure to credit risk in relation to its financial assets.

As at 30 June 2024, all cash and cash equivalents were deposited in high-credit-quality financial institutions without significant credit risk.

Foreign Exchange Risk

As all of the Group's businesses were conducted in the PRC, the revenue, profit and loss for the six months ended 30 June 2024 were denominated in Renminbi. The major foreign currency source for the Group was the fundraising following the successful listing on the Stock Exchange during the Period, all of which were denominated in Hong Kong dollars. As at 30 June 2024, the Group did not have significant foreign currency exposure from its operations. The Group has not used financial derivatives to hedge its foreign exchange risk. The Group will closely monitor its foreign currency exposure and will consider hedging significant foreign currency exposure should the need arise.

財務風險

本集團面臨其金融工具所產生的風險（如利率風險、信貸風險及流動資金風險）。

利率風險

本集團並無使用衍生金融工具對沖利率風險，且獲得的銀行利息均以固定計息。

信貸風險

本集團按相同的信貸風險特徵分類金融工具，如工具類別及信貸風險評級，以釐定信貸風險的顯著增加及減值計量。

於二零二四年六月三十日，列入財務狀況表的現金及現金等價物、貿易應收款項、應收關聯方款項及其他應收款項的賬面值為本集團就其金融資產承受的最大信貸風險。

於二零二四年六月三十日，所有現金及現金等價物均存放於信貸等級良好的金融機構，並無重大信貸風險。

外匯風險

由於本集團所有業務均於中國開展，故截至二零二四年六月三十日止六個月收益、溢利及虧損均以人民幣計值。本集團主要的外幣來源為本期間在聯交所成功上市後募集的資金，其全部為港元。於二零二四年六月三十日，本集團並無因營運而面對的重大外幣風險。本集團目前並無使用衍生金融工具對沖其外匯風險。本集團將密切監控其外幣風險並將考慮於需要時對沖重大外幣風險。

Management Discussion and Analysis

管理層討論及分析

Contingent Liabilities

As at 30 June 2024, the Group did not have any outstanding guarantees or other material contingent liabilities.

Liabilities to Assets Ratio

Liabilities to assets ratio is calculated based on our total liabilities as at the end of the relevant period divided by our total assets as at the end of such period. As at 30 June 2024, our liabilities to assets ratio was approximately 73.6% (31 December 2023: approximately 75.6%).

或然負債

於二零二四年六月三十日，本集團並無任何未償還擔保或其他重大或然負債。

資產負債率

資產負債率按於有關期末的負債總額除以於該期末的資產總值計算。於二零二四年六月三十日，資產負債率約為73.6%（二零二三年十二月三十一日：約75.6%）。

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 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

			For the six months ended 30 June 截至六月三十日止六個月	
			2024 二零二四年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2023 二零二三年 RMB'000 人民幣千元 (Unaudited) (未經審核)
		Note 附註		
Revenue	收益	7	391,512	483,438
Cost of sales and services	銷售及服務成本	10	(323,981)	(396,699)
Gross profit	毛利		67,531	86,739
Other income	其他收入	8	1,866	3,299
Selling expenses	銷售開支	10	(11,938)	(9,618)
Administrative expenses	行政開支	10	(44,483)	(57,732)
Impairment losses under expected credit loss model	預期信貸虧損模式下的減值虧損		(3,246)	(5,089)
Other gains/(losses) — net	其他收益/(虧損)淨額	9	112	(2,400)
Operating profit	經營溢利		9,842	15,199
Finance income	財務收入	11	789	893
Finance costs	財務成本	11	(30)	(61)
Finance income — net	財務收入淨額	11	759	832
Share of net profits of associates	應佔聯營公司淨收益	18	1,890	1,865
Share of net profits of joint ventures	應佔合營企業淨收益	19	720	516
Profit before income tax	除所得稅前溢利		13,211	18,412
Income tax expenses	所得稅開支	12	(3,807)	(4,508)
Profit for the period	期內溢利		9,404	13,904
Other comprehensive income	其他全面收益			
<i>Items that may be reclassified to profit or loss:</i>	<i>可能重新分類至損益的項目：</i>			
— Exchange difference on translation of foreign operations	— 換算海外業務的匯兌差額		(4,167)	(6,413)
<i>Items that will not be reclassified to profit or loss:</i>	<i>將不會重新分類至損益之項目：</i>			
— Exchange difference on translation of foreign operations	— 換算海外業務的匯兌差額		4,098	6,232
Other comprehensive loss for the period, net of tax	期內其他全面虧損，扣除稅項		(69)	(181)
Total comprehensive income for the period	期內全面收益總額		9,335	13,723

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 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

		For the six months ended 30 June 截至六月三十日止六個月	
		2024 二零二四年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2023 二零二三年 RMB'000 人民幣千元 (Unaudited) (未經審核)
		Note 附註	
Profit for the period attributable to:	以下各方應佔期內溢利：		
Equity owners of the Company	— 本公司權益擁有人	11,146	13,458
Non-controlling interests	— 非控股權益	(1,742)	446
		9,404	13,904
Total comprehensive income for the period attributable to:	以下各方應佔期內全面收益總額：		
Equity owners of the Company	— 本公司權益擁有人	11,077	13,277
Non-controlling interests	— 非控股權益	(1,742)	446
		9,335	13,723
Earnings per share attributable to equity owners of the Company (expressed in RMB per share)	本公司權益擁有人應佔每股盈利 (以每股人民幣列示)		
Basic earnings per share	每股基本盈利	13	0.03
Diluted earnings per share	每股攤薄盈利	13	0.03

The above condensed consolidated statement of comprehensive income should be read in conjunction with the accompanying notes. 上述簡明綜合全面收益表應與隨附附註一併閱讀。

Interim Condensed Consolidated Statement of Financial Position

中期簡明綜合財務狀況表

As at 30 June 2024 於二零二四年六月三十日
(Expressed in Renminbi) (以人民幣列示)

			30 June 2024 二零二四年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2023 二零二三年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
		Note 附註		
ASSETS	資產			
Non-current assets	非流動資產			
Investment properties	投資物業	15	2,871	365
Property, plant and equipment	物業、廠房及設備	16	13,084	14,856
Right-of-use assets	使用權資產	17	1,895	1,415
Intangible assets	無形資產	21	122,500	127,919
Goodwill	商譽	20	181,041	181,041
Interests in associates	於聯營公司的權益	18	4,758	1,398
Interests in joint ventures	於合營企業的權益	19	2,187	1,467
Deferred income tax assets	遞延所得稅資產		68,670	68,099
			397,006	396,560
Current assets	流動資產			
Trade receivables	貿易應收款項	22	287,154	215,188
Inventories	存貨		948	1,091
Prepayments and other receivables	預付款項及其他應收款項	23	162,868	137,562
Restricted cash	受限制現金	24	10,130	4,643
Cash and cash equivalents	現金及現金等價物	24	186,600	332,783
			647,700	691,267
Total assets	資產總值		1,044,706	1,087,827
LIABILITIES	負債			
Non-current liabilities	非流動負債			
Lease liabilities	租賃負債	17	550	751
Deferred income tax liabilities	遞延所得稅負債		19,030	20,543
			19,580	21,294

Interim Condensed Consolidated Statement of Financial Position

中期簡明綜合財務狀況表

As at 30 June 2024 於二零二四年六月三十日
(Expressed in Renminbi) (以人民幣列示)

			30 June 2024 二零二四年 六月三十日	31 December 2023 二零二三年 十二月三十一日
		Note 附註	RMB'000 人民幣千元 (Unaudited) (未經審核)	RMB'000 人民幣千元 (Audited) (經審核)
Current liabilities	流動負債			
Trade and other payables	貿易及其他應付款項	25	485,065	564,046
Contract liabilities	合約負債	7	246,088	210,873
Lease liabilities	租賃負債	17	568	608
Current income tax liabilities	即期所得稅負債		17,919	25,906
			749,640	801,433
Total liabilities	負債總額		769,220	822,727
EQUITY	權益			
Capital and reserves attributable to equity owners of the Company	本公司權益擁有人應佔資本及儲備			
Share capital	股本	26	3,421	3,421
Reserves	儲備		267,583	255,455
			271,004	258,876
Non-controlling interests	非控股權益		4,482	6,224
Total equity	權益總額		275,486	265,100
Total liabilities and equity	負債及權益總額		1,044,706	1,087,827

The above condensed consolidated statement of financial position should be read in conjunction with the accompanying notes.

上述簡明綜合財務狀況表應與隨附附註一併閱讀。

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 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

		Attributable to equity shareholders of the Company 本公司權益股東應佔											
		Share based								Non-controlling interests		Total equity	
		Share capital	Share premium	Share compensation reserve	Employee share trust	Other reserves	Statutory reserve	Translation Reserve	Retained earnings	Total	Non-controlling interests	Total equity	
		RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	
		股本	股份溢價	股權報酬儲備	僱員股份信託	其他儲備	法定儲備	匯兌儲備	保留盈利	總計	非控股權益	權益總額	
		人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	
Note													
附註													
	At 1 January 2023	於二零二三年一月一日	3,421	268,017	1,292	(2,873)	(81,880)	20,467	(246)	183,567	391,765	7,263	399,028
	Profit for the period	期內溢利	-	-	-	-	-	-	13,458	13,458	446	13,904	
	Exchange difference arising from translation of foreign operations	換算海外業務產生的匯兌差額	-	-	-	-	-	(181)	-	(181)	-	(181)	
	Total comprehensive income for the period	期內全面收益總額	-	-	-	-	-	(181)	13,458	13,277	446	13,723	
	Acquisition of subsidiaries	收購附屬公司	-	-	-	-	-	-	-	-	(10)	(10)	
	Employee share-based compensation	僱員股權報酬	-	-	1,338	-	-	-	-	1,338	-	1,338	
	Movement of employee share trust account	僱員股份信託賬變動	27	-	-	(498)	-	-	-	(498)	-	(498)	
	Appropriation to statutory reserve	撥至法定儲備	-	-	-	-	2,594	-	(2,594)	-	-	-	
	Subtotal of transactions with equity owners of the Company	與本公司權益擁有人交易小計	-	-	1,338	(498)	2,594	-	(2,594)	840	(10)	830	
	At 30 June 2023 (Unaudited)	於二零二三年六月三十日 (未經審核)	3,421	268,017	2,630	(3,371)	(81,880)	23,061	(427)	194,431	405,882	7,699	413,581
	At 1 January 2024	於二零二四年一月一日	3,421	268,017	3,992	(4,138)	(81,880)	24,690	(337)	45,111	258,876	6,224	265,100
	Profit for the period	期內溢利	-	-	-	-	-	-	11,146	11,146	(1,742)	9,404	
	Exchange difference arising from translation of foreign operations	換算海外業務產生的匯兌差額	-	-	-	-	-	(69)	-	(69)	-	(69)	
	Total comprehensive income for the period	期內全面收益總額	-	-	-	-	-	(69)	11,146	11,077	(1,742)	9,335	
	Employee share-based compensation	僱員股權報酬	-	-	1,361	-	-	-	-	1,361	-	1,361	
	Movement of employee share trust account	僱員股份信託賬變動	27	-	-	(310)	-	-	-	(310)	-	(310)	
	Appropriation to statutory reserve	撥至法定儲備	-	-	-	-	3,149	-	(3,149)	-	-	-	
	Subtotal of transactions with equity owners of the Company	與本公司權益擁有人交易小計	-	-	1,361	(310)	3,149	-	(3,149)	1,051	-	1,051	
	At 30 June 2024 (Unaudited)	於二零二四年六月三十日 (未經審核)	3,421	268,017	5,353	(4,448)	(81,880)	27,839	(406)	53,108	271,004	4,482	275,486

The above condensed consolidated statement of changes in equity 上述簡明綜合權益變動表應與隨附附註一併閱讀。 should be read in conjunction with the accompanying notes.

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 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

		For the six months ended 30 June 截至六月三十日止六個月	
		2024 二零二四年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2023 二零二三年 RMB'000 人民幣千元 (Unaudited) (未經審核)
	Note 附註		
Cash flows from operating activities	經營活動現金流量		
Cash used in operations	經營活動所用現金	(135,364)	(12,880)
Income tax paid	已付所得稅	(9,881)	(11,544)
<i>Net cash used in operating activities</i>	<i>經營活動所用現金淨額</i>	(145,245)	(24,424)
Cash flows from investing activities	投資活動現金流量		
Increase of investments in associates	增加投資聯營公司	18 (1,470)	(200)
Purchases of property, plant and equipment	購買物業、廠房及設備	16 (1,259)	(2,265)
Proceeds from disposal of property, plant & equipment	出售物業、廠房及設備所得款項	–	122
Purchases of intangible assets	購買無形資產	21 (2,523)	(1,280)
Proceeds from disposal of investment properties	出售投資物業所得款項	7,106	–
Funding to related parties	向關聯方出資	29(e) (368)	(19,213)
Repayment of funding to related parties	向關聯方出資還款	29(e) 1,147	50,112
Payment for acquisition of subsidiaries, net of cash and cash equivalents	就收購附屬公司付款，扣除現金及現金等價物	(2,683)	(196,916)
<i>Net cash used in investing activities</i>	<i>投資活動所用現金淨額</i>	(50)	(169,640)

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 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

		For the six months ended 30 June 截至六月三十日止六個月	
		2024 二零二四年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2023 二零二三年 RMB'000 人民幣千元 (Unaudited) (未經審核)
		Note 附註	
Cash flows from financing activities	融資活動現金流量		
Interest paid	已付利息		(61)
Proceeds from related parties	來自關聯方的所得款項	29(e)	7
Repayments to related parties	向關聯方還款	29(e)	(57)
Principal elements of lease payments	租賃付款本金部分		(1,269)
Shares bought back for employee share trust	就僱員股份信託購回股份	27	(498)
<i>Net cash used in financing activities</i>	<i>融資活動所用現金淨額</i>		(819)
Net decrease in cash and cash equivalents	現金及現金等價物減少淨額		(146,114)
Cash and cash equivalents at beginning of period	期初現金及現金等價物		358,166
Effect of foreign exchange rate changes	外幣匯率變動影響		(179)
Cash and cash equivalents at end of period	期末現金及現金等價物	24	186,600

The above condensed consolidated statement of cash flows should be read in conjunction with the accompanying notes.

上述簡明綜合現金流量表應與隨附附註一併閱讀。

Notes to the Interim Condensed Consolidated Financial Statements

中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

1 GENERAL INFORMATION

The Company was incorporated in the Cayman Islands on 1 December 2020 as an exempted company with limited liability under the Companies Act, Cap 22 (Act 3 of 1961, as consolidated and revised) of the Cayman Islands. The address of the Company's registered office is Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman KYI-1111, Cayman Islands.

The Company is an investment holding company. The Company and its subsidiaries (collectively, the **"Group"**) are principally engaged in the provision of property management services, community value-added services, value added services to non-property owners and apartment operation and management services in the PRC.

The Company was listed on the Main Board of the Stock Exchange of Hong Kong Limited on 8 July 2021 (the **"Listing"**). In the opinion of the directors of the Company, the ultimate holding company and ultimate controlling shareholder of the Company is Honor Limited (**"Honor"**), a company incorporated under the laws of British Virgin Islands (**"BVI"**), and Mr. Tian Ming, the executive director of the Group.

The interim condensed consolidated statement of financial position as of 30 June 2024, and the related interim condensed consolidated statements of comprehensive income, changes in equity and cash flows for the six months then ended, and notes to the interim condensed consolidated financial statements (collectively defined as the **"Interim Financial Information"**) of the Group have been approved for issue by the board of directors (the **"Board"**) on 30 August 2024. The Interim Financial Information is presented in thousands of Renminbi (**"RMB"**), unless otherwise stated.

The Interim Financial Information has been reviewed by the Audit Committee of the Company.

1 一般資料

本公司於二零二零年十二月一日根據開曼群島法例第22章公司法(一九六一年第三號法例，經綜合及修訂)在開曼群島註冊成立為獲豁免有限公司。本公司註冊辦事處地址為Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman KYI-1111, Cayman Islands。

本公司為投資控股公司。本公司及其附屬公司(統稱**「本集團」**)主要在中國從事提供物業管理服務、社區增值服務、非業主增值服務以及公寓經營及管理服務。

本公司於二零二一年七月八日於香港聯合交易所有限公司主板上市(**「上市」**)。本公司董事認為，本公司的最終控股公司及最終控股股東為Honor Limited(**「Honor」**)，根據英屬處女群島(**「英屬處女群島」**)法律註冊成立的公司)及本集團執行董事田明先生。

本集團於截至二零二四年六月三十日之中期簡明綜合財務狀況表、截至該日止六個月的相關中期簡明綜合全面收益表、權益變動表及現金流量表以及中期簡明綜合財務報表附註(統稱**「中期財務資料」**)已於二零二四年八月三十日經董事局(**「董事局」**)批准予以刊發。除非另有說明，否則中期財務資料乃以人民幣(**「人民幣」**)千元呈列。

中期財務資料已由本公司審核委員會審閱。

Notes to the Interim Condensed Consolidated Financial Statements

中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

2 BASIS OF PREPARATION

The Interim Financial Information for the six months ended 30 June 2024 has been prepared in accordance with Hong Kong Accounting Standard 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”).

The Interim Financial Information does not include all the notes of the type normally included in an annual financial report. Accordingly, this report is to be read in conjunction with the annual financial statements for the year ended 31 December 2023 (“2023 Financial Statements”), which have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”) issued by the HKICPA and any public announcements made by the Company during the interim reporting period.

3 MATERIAL ACCOUNTING POLICIES

The accounting policies adopted are consistent with those of the previous financial year and corresponding interim reporting period, except as described below. Income tax expense was recognised based on management’s estimate of the annual income tax rate expected for the full financial year.

3.1 New and amended standards adopted by the Group

The Group has applied the following standards and amendments for the first time for the reporting period commencing 1 January 2024. The adoption of these standards and amendments does not have significant impact to the Interim Financial Information of the Group.

- Classification of Liabilities as Current or Non-current and Non-current liabilities with covenant — Amendments to HKAS1
- Presentation of Financial Statements — Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause — Hong Kong Interpretation 5 (Revised)
- Lease liability in Sale and Leaseback — Amendments to HKFRS 16
- Supplier Finance Arrangements — Amendments to HKAS 7 and HKFRS 7

2 編製基準

截至二零二四年六月三十日止六個月的中期財務資料根據香港會計師公會(「香港會計師公會」)頒佈的香港會計準則第34號「中期財務報告」編製。

中期財務資料並不包括年度財務報告一般包括的所有附註。因此，本報告應與根據香港會計師公會頒佈的香港財務報告準則(「香港財務報告準則」)編製的截至二零二三年十二月三十一日止年度的年度財務報表(「二零二三年財務報表」)及本公司於中期報告期間作出的任何公告一併閱讀。

3 主要會計政策

除下文所述外，所採納會計政策與過往財政年度及相應中期報告期間所採納一致。所得稅開支乃根據管理層預期整個財政年度之估計年度所得稅率確認。

3.1 本集團採納的新訂及經修訂準則

本集團於二零二四年一月一日開始的報告期間首次採用以下準則及修訂本。採納該等準則及修訂本對本集團的中期財務資料並無重大影響。

- 負債分類為流動或非流動及附帶契諾的非流動負債 — 香港會計準則第1號(修訂本)
- 財務報表的呈列 — 借款人將載有按要求償還條款的定期貸款進行分類 — 香港詮釋第5號(經修訂)
- 售後租回的租賃負債 — 香港財務報告準則第16號(修訂本)
- 供應商融資安排 — 香港會計準則第7號及香港財務報告準則第7號(修訂本)

Notes to the Interim Condensed Consolidated Financial Statements

中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

3 MATERIAL ACCOUNTING POLICIES (Continued)

3.2 Amended standard and interpretation has been issued but are not effective for the financial year beginning on 1 January 2025 and has not been early adopted by the Group

Standard, amendments and interpretation	Effective for annual period beginning on or after
準則、修訂本及詮釋	於以下日期或之後開始的年度期間生效

Amendments to HKAS 21 香港會計準則第21號(修訂本)	Lack of Exchangeability 缺乏可兌換性	1 January 2025 二零二五年一月一日
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The application of the amendments to HKFRSs in the current interim period has had no material impact on the Group's financial positions and performance for the current and prior periods and/or on the disclosures set out in these interim condensed consolidated financial statements.

本中期間應應用香港財務報告準則修訂本對本集團當前及過往期間的財務狀況及表現及／或於該等中期簡明綜合財務報表中所載列的披露並無重大影響。

4 ESTIMATES

The preparation of Interim Financial Information requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

In preparing the Interim Financial Information, the significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the 2023 Financial Statements.

3 主要會計政策(續)

3.2 經修訂準則及詮釋已頒佈但尚未於二零二四年一月一日開始的財政年度生效，亦未獲本集團提早採納

4 估計

編製中期財務資料需要管理層作出足以影響會計政策應用以及資產及負債、收入及開支呈報金額的判斷、估計及假設。實際結果可能與該等估計有別。

編製中期財務資料時，管理層因應用本集團會計政策所作出重大判斷及估計不確定因素的主要來源與二零二三年財務報表所應用者相同。

Notes to the Interim Condensed Consolidated Financial Statements

中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

5 FINANCIAL RISK MANAGEMENT

The Group's activities expose it to a variety of financial risks: market risk (including foreign currency risk and interest rate risk), credit risk and liquidity risk. According to the Group's risk management policies, the financial risks shall be assessed continuously by the management taking into account of the prevailing conditions of the financial market and other relevant variables to avoid excessive concentrations of risk.

The Interim Financial Information does not include all financial risk management information and disclosures required for full set of financial statements and should be read in conjunction with the Group's 2023 Financial Statements.

There have been no changes in the risk management department or in any risk management policies since the year ended 31 December 2023.

6 SEGMENT INFORMATION

Management has determined the operating segments based on the reports reviewed by chief operating decision maker (the "CODM"). The CODM, who is responsible for allocating resources and assessing performance of the operating segment, has been identified as the Board of the Company.

For the six months ended 30 June 2024 and 30 June 2023, the Group is principally engaged in the provision of property management services, value-added services to non-property owners, community value-added services and apartment operation and management services in the PRC. Management reviews the operating results of the business as one operating segment to make decisions about resources to be allocated. Therefore, the CODM of the Company regards that there is only one segment which is used to make strategic decisions.

The principal operating entity of the Group is domiciled in the PRC. Accordingly, all of the Group's revenue were derived in the PRC during the six months ended 30 June 2024 and 30 June 2023.

As at 30 June 2024 and 31 December 2023, all of the non-current assets of the Group were located in the PRC.

5 財務風險管理

本集團的活動令其面臨多種財務風險：市場風險（包括外匯風險及利率風險）、信貸風險及流動資金風險。根據本集團的風險管理政策，管理層應計及金融市場的現況及其他相關變數，持續評估財務風險，以避免風險過度集中。

中期財務資料並不包括整份財務報表要求之所有財務風險管理資料及披露，並應與本集團二零二三年財務報表一併閱讀。

自截至二零二三年十二月三十一日止年度以來，風險管理部或任何風險管理政策並無任何重大變動。

6 分部資料

管理層根據經主要營運決策者（「主要營運決策者」）審閱的報告釐定經營分部。主要營運決策者識別為本公司的董事局，負責分配資源及評估經營分部表現。

截至二零二四年六月三十日及二零二三年六月三十日止六個月，本集團主要在中國從事提供物業管理服務、非業主增值服務、社區增值服務及公寓經營及管理服務。管理層將業務的經營業績作為一個經營分部進行檢討，以便對將予分配的資源作出決策。因此，本公司的主要營運決策者認為僅有一個用於作出戰略決策的分部。

本集團的主要營運實體位於中國。因此，截至二零二四年六月三十日及二零二三年六月三十日止六個月，本集團的全部收益均源自中國。

於二零二四年六月三十日及二零二三年十二月三十一日，本集團的全部非流動資產均位於中國。

Notes to the Interim Condensed Consolidated Financial Statements

中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

7 REVENUE

Revenue comprises of proceeds from property management services, value-added services to non-property owners, community value-added services and apartment operation and management services. An analysis of the Group's revenue for the six months ended 30 June 2024 and 2023 is as follows:

7 收益

收益包括物業管理服務、非業主增值服務、社區增值服務及公寓經營及管理服務收入。本集團於截至二零二四年及二零二三年六月三十日止六個月的收益分析如下：

		For the six months ended 30 June 截至六月三十日止六個月	
		2024 二零二四年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2023 二零二三年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Revenue from customers and recognised over time	來自客戶的隨時間確認的收益		
— Property management services	— 物業管理服務	322,712	359,861
— Value-added services to non-property owners	— 非業主增值服務	14,824	32,247
— Community value-added services	— 社區增值服務	8,639	10,923
— Apartment lease operation and management services	— 公寓經營及管理服務	18,745	12,843
		364,920	415,874
Revenue from customers and recognised at point in time	來自客戶的按時間點確認的收益		
— Value-added services to non-property owners	— 非業主增值服務	1,106	38,152
— Community value-added services	— 社區增值服務	25,486	29,412
		26,592	67,564
		391,512	483,438

Notes to the Interim Condensed Consolidated Financial Statements

中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

7 REVENUE (Continued)

The Group has recognised the following revenue-related contract liabilities:

7 收益(續)

本集團已確認以下收益相關合約負債：

		30 June 2024 二零二四年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2023 二零二三年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Contract liabilities related to	與以下各項有關的合約負債		
— Property management services	— 物業管理服務	239,249	199,331
— Value-added services to non-property owners	— 非業主增值服務	1,103	1,255
— Community value-added services	— 社區增值服務	5,736	10,287
		246,088	210,873

8 OTHER INCOME

8 其他收入

		For the six months ended 30 June 截至六月三十日止六個月	
		2024 二零二四年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2023 二零二三年 RMB'000 人民幣千元 (Unaudited) (未經審核)
VAT deductibles (a)	增值稅抵扣(a)	580	1,613
Government grants (b)	政府補助(b)	1,217	1,460
Others	其他	69	226
		1,866	3,299

Notes to the Interim Condensed Consolidated Financial Statements

中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

8 OTHER INCOME (Continued)

- (a) VAT deductibles mainly included additional deduction of input value-added tax applicable to the Company's certain subsidiaries.
- (b) Government grants mainly represented financial subsidies granted by local government and tax refund. There are no unfulfilled conditions or other contingencies attached to these grants.

8 其他收入 (續)

- (a) 增值稅抵扣主要包括適用於本公司若干附屬公司的增值稅進項稅額的額外抵扣。
- (b) 政府補助主要為地方政府給予的財政補助及稅費退還。該等補助概無未達成條件或其他或有事項。

9 OTHER GAINS/(LOSSES) – NET

9 其他收益/(虧損)淨額

		For the six months ended 30 June	
		截至六月三十日止六個月	
		2024	2023
		二零二四年	二零二三年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Loss on termination of leases	終止租賃的虧損	–	(64)
Gain on disposal of property, plant and equipment	出售物業、廠房及設備的收益	–	86
Net exchange gains	匯兌收益淨額	–	2
Gain on disposal of investment properties	出售投資物業的收益	320	–
Others	其他	(208)	(2,424)
		112	(2,400)

Notes to the Interim Condensed Consolidated Financial Statements

中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

10 EXPENSES BY NATURE

10 按性質劃分的開支

		For the six months ended 30 June	
		截至六月三十日止六個月	
		2024	2023
		二零二四年	二零二三年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Employee benefit expenses (note 14)	僱員福利開支(附註14)	174,305	220,976
Cleaning costs	清潔成本	62,298	70,415
Security costs	保安成本	53,841	54,220
Maintenance costs	保養成本	24,622	27,737
Utilities	公用事業費用	17,657	22,016
Depreciation and amortisation charges	折舊及攤銷費用	11,703	8,987
Greening and gardening costs	綠化及園藝成本	8,975	9,048
Office expenses	辦公室開支	8,680	9,202
Community activities expenses	社區活動開支	7,541	11,437
Others	其他	6,814	7,937
Legal and professional fees	法律及專業費用	3,935	6,295
Sub-contract expenses for property agency services	物業代理服務的分包開支	31	15,779
		380,402	464,049

Notes to the Interim Condensed Consolidated Financial Statements

中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

11 FINANCE INCOME — NET

11 財務收入淨額

		For the six months ended 30 June	
		截至六月三十日止六個月	
		2024	2023
		二零二四年	二零二三年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Finance costs	財務成本		
— Interest expense of lease liabilities (note 17)	— 租賃負債利息開支 (附註17)	(30)	(61)
Finance income	財務收入		
— Interest income from bank deposits	— 銀行存款利息收入	789	893
		759	832

12 INCOME TAX EXPENSES

12 所得稅開支

		For the six months ended 30 June	
		截至六月三十日止六個月	
		2024	2023
		二零二四年	二零二三年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Current income tax	即期所得稅		
— PRC corporate income tax (c)	— 中國企業所得稅(c)	4,291	10,523
— Land appreciation tax (c)	— 土地增值稅(c)	1,600	687
Deferred income tax	遞延所得稅		
— PRC corporate income tax (c)	— 中國企業所得稅(c)	(2,084)	(6,702)
		3,807	4,508

Notes to the Interim Condensed Consolidated Financial Statements

中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

12 INCOME TAX EXPENSES (Continued)

- (a) The Company is incorporated in the Cayman Islands as an exempted company with limited liability under the Companies Act, Cap 22 (Act 3 of 1961, as consolidated and revised) of Cayman Islands and accordingly, is exempted from Cayman Islands income tax.
- (b) Hong Kong Profits Tax is calculated at 16.5% of the estimated assessable profit for the interim periods. No provision for Hong Kong Profits Tax was made as the Group did not derive any income subject to Hong Kong Profits Tax during the interim periods.
- (c) Income tax provision of the Group in respect of operations in the PRC has been calculated at the applicable tax rate on the estimated assessable profits for the six months ended 30 June 2024, based on the existing legislation, interpretations and practices in respect thereof.

The provision for land appreciation tax is estimated according to the requirements set forth in the relevant PRC tax laws and regulations. Land appreciation tax has been provided at ranges of progressive rates of the appreciation value, with certain allowable deductions.

12 所得稅開支 (續)

- (a) 本公司為根據開曼群島法例第22章公司法(一九六一年第三號法例，經綜合及修訂)在開曼群島註冊成立的獲豁免有限公司，因此，毋須繳納開曼群島所得稅。
- (b) 香港利得稅乃按中期期間內估計應課稅溢利以16.5%計算。由於本集團於中期期間並無任何須繳納香港利得稅的收入，故並無就香港利得稅計提撥備。
- (c) 本集團就中國營運作出的所得稅撥備已根據相關現行法律、詮釋及慣例，按截至二零二四年六月三十日止六個月估計應課稅溢利的適用稅率計算。

土地增值稅撥備根據相關中國稅法及法規所載規定估計。土地增值稅已按增值累進稅率範圍計提撥備，並有若干可容許作出的扣除。

Notes to the Interim Condensed Consolidated Financial Statements

中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

13 EARNINGS PER SHARE

(a) Basic earnings per share

Basic earnings per share is calculated by dividing the profit attributable to equity owners of the Company by the weighted average number of ordinary shares outstanding during the periods.

13 每股盈利

(a) 每股基本盈利

每股基本盈利乃以本公司權益擁有人應佔溢利除以期內發行在外普通股加權平均數計算。

		For the six months ended 30 June 截至六月三十日止六個月	
		2024 二零二四年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2023 二零二三年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Profit attributable to equity owners of the Company	本公司權益擁有人應佔溢利	11,146	13,458
Number of ordinary shares for the purpose of calculating basic earnings per share (thousands)	計算每股基本盈利的普通股數目(千股)	383,141	385,489
Basic earnings per share (expressed in RMB per share)	每股基本盈利 (以每股人民幣列示)	0.03	0.03

Notes to the Interim Condensed Consolidated Financial Statements

中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

13 EARNINGS PER SHARE (Continued)

(b) Diluted earnings per share

Diluted earnings per share is calculated by adjusting the weighted average number of ordinary shares outstanding to assume conversion of all dilutive potential ordinary shares. The Company's share-based payment is of dilutive potential.

13 每股盈利(續)

(b) 每股攤薄盈利

每股攤薄盈利透過調整發行在外普通股加權平均數計算，以假設所有潛在攤薄普通股均已轉換。本公司以股份支付的款項具有攤薄潛力。

		For the six months ended 30 June 截至六月三十日止六個月	
		2024 二零二四年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2023 二零二三年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Profit attributable to owners of the Company used in the diluted earnings per share calculation	用於計算每股攤薄盈利的本公司擁有人應佔溢利	11,146	13,458
Number of ordinary shares for the purpose of calculating basic earnings per share (thousands)	計算每股基本盈利的普通股數目(千股)	383,141	385,489
Adjustment for:	就以下項目調整：		
— Assumed distribution of shares under share award scheme (thousands)	— 假設根據股份獎勵計劃分派股份(千股)	—	226
Adjusted weighted average number of ordinary shares for diluted earnings per share (thousands)	就每股攤薄盈利調整普通股加權平均數(千股)	383,141	385,715
Diluted earnings per share (expressed in RMB per share)	每股攤薄盈利(以每股人民幣列示)	0.03	0.03

Notes to the Interim Condensed Consolidated Financial Statements

中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

14 EMPLOYEE BENEFIT EXPENSES

14 僱員福利開支

		For the six months ended 30 June	
		截至六月三十日止六個月	
		2024	2023
		二零二四年	二零二三年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Wages, salaries and bonuses	工資、薪金及花紅	145,360	175,471
Pension costs	退休金成本	12,599	15,081
Housing funds, medical insurances and other social insurances	住房公積金、醫療保險及其他社會保險	11,035	16,060
Other employment benefits	其他僱員福利	5,311	14,364
		174,305	220,976

15 INVESTMENT PROPERTIES

15 投資物業

		For the six months ended 30 June	
		截至六月三十日止六個月	
		2024	2023
		二零二四年	二零二三年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
At beginning of the period (Audited)	於期初(經審核)	365	750
Additions	添置	9,308	–
Depreciation charge	折舊費用	(16)	(32)
Disposals	處置	(6,786)	–
At 30 June, net carrying amount (Unaudited)	於六月三十日，賬面淨值(未經審核)	2,871	718

Notes to the Interim Condensed Consolidated Financial Statements

中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

15 INVESTMENT PROPERTIES (Continued)

During the six months ended 30 June 2024 and 30 June 2023, rental income and operating expenses arising from leasing of investment properties are as follows:

15 投資物業(續)

截至二零二四年六月三十日及二零二三年六月三十日止六個月，租賃投資物業產生的租金收入及經營開支如下：

		For the six months ended 30 June 截至六月三十日止六個月	
		2024 二零二四年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2023 二零二三年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Rental income	租金收入	34	44
Direct operating expenses from properties that generate rental income	來自產生租金收入的物業的直接經營開支	16	32

Notes to the Interim Condensed Consolidated Financial Statements 中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

16 PROPERTY, PLANT AND EQUIPMENT

16 物業、廠房及設備

		Leasehold improvements 租賃 物業裝修 RMB'000 人民幣千元	Buildings 樓宇 RMB'000 人民幣千元	Furniture, fixtures and office equipment 傢具、裝置及 辦公室設備 RMB'000 人民幣千元	Motor vehicles 汽車 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
At 1 January 2023 (Audited) 於二零二三年一月一日 (經審核)						
Cost	成本	13,711	2,432	16,694	3,149	35,986
Accumulated depreciation	累計折舊	(7,722)	(434)	(10,470)	(429)	(19,055)
Net carrying amount	賬面淨值	5,989	1,998	6,224	2,720	16,931
Six months ended 30 June 2023 (Unaudited) 截至二零二三年六月三十日止六個月 (未經審核)						
Opening net carrying amount	期初賬面淨值	5,989	1,998	6,224	2,720	16,931
Additions	添置	1,323	-	942	-	2,265
Depreciation	折舊	(1,367)	(61)	(1,075)	(529)	(3,032)
Disposals	處置	-	-	(36)	-	(36)
Closing net carrying amount	期末賬面淨值	5,945	1,937	6,055	2,191	16,128
At 30 June 2023 (Unaudited) 於二零二三年六月三十日 (未經審核)						
Cost	成本	15,034	2,432	17,571	3,149	38,186
Accumulated depreciation	累計折舊	(9,089)	(495)	(11,516)	(958)	(22,058)
Net carrying amount	賬面淨值	5,945	1,937	6,055	2,191	16,128

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中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

16 PROPERTY, PLANT AND EQUIPMENT

(Continued)

16 物業、廠房及設備 (續)

		Leasehold improvements 租賃物業裝修 RMB'000 人民幣千元	Buildings 樓宇 RMB'000 人民幣千元	Furniture, fixtures and office equipment 傢具、裝置及辦公室設備 RMB'000 人民幣千元	Motor vehicles 汽車 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
At 1 January 2024 (Audited)	於二零二四年一月一日 (經審核)					
Cost	成本	16,882	2,432	18,183	3,161	40,658
Accumulated depreciation	累計折舊	(11,227)	(556)	(12,509)	(1,510)	(25,802)
Net carrying amount	賬面淨值	5,655	1,876	5,674	1,651	14,856
Six months ended 30 June 2024 (Unaudited)	截至二零二四年六月三十日止六個月 (未經審核)					
Opening net carrying amount	期初賬面淨值	5,655	1,876	5,674	1,651	14,856
Additions	添置	466	68	718	7	1,259
Depreciation	折舊	(1,349)	(58)	(1,073)	(514)	(2,994)
Disposals	處置	(19)	-	(18)	-	(37)
Closing net carrying amount	期末賬面淨值	4,753	1,886	5,301	1,144	13,084
At 30 June 2024 (Unaudited)	於二零二四年六月三十日 (未經審核)					
Cost	成本	10,564	2,500	18,809	3,168	35,041
Accumulated depreciation	累計折舊	(5,811)	(614)	(13,508)	(2,024)	(21,957)
Net carrying amount	賬面淨值	4,753	1,886	5,301	1,144	13,084

Notes to the Interim Condensed Consolidated Financial Statements

中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

16 PROPERTY, PLANT AND EQUIPMENT

(Continued)

Depreciation expenses were charged to the following categories in the interim condensed consolidated statements of comprehensive income during the periods:

16 物業、廠房及設備(續)

於該等期間，折舊開支於中期簡明綜合全面收益表的以下類別扣除：

		For the six months ended 30 June 截至六月三十日止六個月	
		2024 二零二四年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2023 二零二三年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Cost of sales	銷售成本	2,775	2,549
Administrative expenses	行政開支	212	478
Selling expenses	銷售開支	7	5
		2,994	3,032

Notes to the Interim Condensed Consolidated Financial Statements

中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

17 LEASES

This note provides information for leases where the Group is a lessee.

17 租賃

本附註提供關於本集團作為承租人的租賃資料。

(a) Right-of-use assets

(a) 使用權資產

		Office properties 辦公物業 RMB'000 人民幣千元
At 1 January 2023 (Audited)	於二零二三年一月一日 (經審核)	
Cost	成本	7,402
Accumulated depreciation	累計折舊	(6,111)
Net carrying amount	賬面淨值	<u>1,291</u>
Six months ended 30 June 2023 (Unaudited)	截至二零二三年六月三十日止六個月 (未經審核)	
Opening net carrying amount	期初賬面淨值	1,291
Additions	添置	2,335
Depreciation	折舊	(1,174)
Disposal	出售	(133)
Closing net carrying amount	期末賬面淨值	<u>2,319</u>
At 30 June 2023 (Unaudited)	於二零二三年六月三十日 (未經審核)	
Cost	成本	9,604
Accumulated depreciation	累計折舊	(7,285)
Net carrying amount	賬面淨值	<u>2,319</u>

Notes to the Interim Condensed Consolidated Financial Statements

中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

17 LEASES (Continued)

(a) Right-of-use assets (Continued)

17 租賃(續)

(a) 使用權資產(續)

		Office properties 辦公物業 RMB'000 人民幣千元
At 1 January 2024 (Audited)		
Cost	於二零二四年一月一日(經審核) 成本	9,700
Accumulated depreciation	累計折舊	(8,285)
Net carrying amount	賬面淨值	1,415
Six months ended 30 June 2024 (Unaudited)		
Opening net carrying amount	截至二零二四年六月三十日止六個月 (未經審核) 期初賬面淨值	1,415
Additions	添置	1,231
Depreciation	折舊	(751)
Closing net carrying amount	期末賬面淨值	1,895
At 30 June 2024 (Unaudited)		
Cost	於二零二四年六月三十日(未經審核) 成本	10,931
Accumulated depreciation	累計折舊	(9,036)
Net carrying amount	賬面淨值	1,895

Notes to the Interim Condensed Consolidated Financial Statements

中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

17 LEASES (Continued)

(b) Lease liabilities

		30 June 2024 二零二四年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2023 二零二三年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Lease liabilities	租賃負債		
— Non-current	— 非流動	550	751
— Current	— 流動	568	608
		1,118	1,359

(c) Amounts recognised in the interim condensed consolidated statements of comprehensive income

The interim condensed consolidated statements of comprehensive income show the following amounts relating to leases:

17 租賃(續)

(b) 租賃負債

(c) 於中期簡明綜合全面收益表中確認的金額

中期簡明綜合全面收益表所示與租賃有關的金額如下：

		For the six months ended 30 June 截至六月三十日止六個月	
		2024 二零二四年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2023 二零二三年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Depreciation charge of right-of-use assets	使用權資產折舊費用		
— Office properties	— 辦公物業	751	1,174
Interest expense (included in finance cost) (note 11)	利息開支(計入財務成本)(附註11)	30	61
Expense relating to short term and low-value leases (included in cost of sales and services and administrative expenses)	與短期及低價值租賃有關的開支(計入銷售及服務成本以及行政開支)	1,706	1,328

Notes to the Interim Condensed Consolidated Financial Statements

中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

18 INTERESTS IN ASSOCIATES

18 於聯營公司的權益

		For the six months ended 30 June	
		截至六月三十日止六個月	
		2024	2023
		二零二四年	二零二三年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
At 1 January (Audited)	於一月一日(經審核)	1,398	2,377
Additions:	增加:		
— Additional investments in associates	— 於聯營公司的額外投資	1,470	200
Share of net profits of associates	應佔聯營公司淨收益	1,890	1,865
At 30 June (Unaudited)	於六月三十日(未經審核)	4,758	4,442

19 INTERESTS IN JOINT VENTURES

19 於合營企業的權益

		For the six months ended 30 June	
		截至六月三十日止六個月	
		2024	2023
		二零二四年	二零二三年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
At 1 January (Audited)	於一月一日(經審核)	1,467	851
Share of net profits of associates	應佔合營企業淨收益	720	516
At 30 June (Unaudited)	於六月三十日(未經審核)	2,187	1,367

Notes to the Interim Condensed Consolidated Financial Statements

中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

20 GOODWILL

20 商譽

		For the six months ended 30 June 截至六月三十日止六個月	
		2024 二零二四年 RMB'000 人民幣千元	2023 二零二三年 RMB'000 人民幣千元
Cost at 1 January, net of accumulated impairment	於一月一日之成本， 扣除累計減值	181,041	60,750
Acquisition of subsidiaries	收購附屬公司	–	120,291
Net carrying amount at 30 June	於六月三十日之賬面淨值	181,041	181,041
At 30 June (Unaudited)	於六月三十日(未經審核)		
Cost	成本	181,041	181,041
Accumulated impairment	累計減值	–	–
Net carrying amount	賬面淨值	181,041	181,041

Based on management's assessment on the recoverable amounts of the subsidiaries acquired, no impairment provision was considered necessary as at 30 June 2024.

根據管理層對所收購附屬公司可收回金額的評估，於二零二四年六月三十日毋須作出減值撥備。

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中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

21 INTANGIBLE ASSETS

21 無形資產

		Computer software 電腦軟件 RMB'000 人民幣千元	Customer relationship 客戶關係 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
At 1 January 2023 (Audited)	於二零二三年一月一日(經審核)			
Cost	成本	10,117	43,445	53,562
Accumulated amortisation	累計攤銷	(2,310)	(2,534)	(4,844)
Net carrying amount	賬面淨值	7,807	40,911	48,718
Six months ended 30 June 2023 (Unaudited)	截至二零二三年六月三十日止六個月(未經審核)			
Opening net carrying amount	期初賬面淨值	7,807	40,911	48,718
Additions	添置	1,280	–	1,280
Acquisition of subsidiaries (a)	收購附屬公司(a)	2,128	86,379	88,507
Amortisation charge	攤銷費用	(637)	(4,112)	(4,749)
Closing net carrying amount	期末賬面淨值	10,578	123,178	133,756
At 30 June 2023 (Unaudited)	於二零二三年六月三十日(未經審核)			
Cost	成本	13,525	129,824	143,349
Accumulated amortisation	累計攤銷	(2,947)	(6,646)	(9,593)
Net carrying amount	賬面淨值	10,578	123,178	133,756
At 1 January 2024 (Audited)	於二零二四年一月一日(經審核)			
Cost	成本	14,161	129,824	143,985
Accumulated amortisation	累計攤銷	(3,367)	(12,699)	(16,066)
Net carrying amount	賬面淨值	10,794	117,125	127,919
Six months ended 30 June 2024 (Unaudited)	截至二零二四年六月三十日止六個月(未經審核)			
Opening net carrying amount	期初賬面淨值	10,794	117,125	127,919
Additions	添置	2,523	–	2,523
Amortisation charge	攤銷費用	(1,890)	(6,052)	(7,942)
Closing net carrying amount	期末賬面淨值	11,427	111,073	122,500
At 30 June 2024 (Unaudited)	於二零二四年六月三十日(未經審核)			
Cost	成本	16,684	129,824	146,508
Accumulated amortisation	累計攤銷	(5,257)	(18,751)	(24,008)
Net carrying amount	賬面淨值	11,427	111,073	122,500

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中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

21 INTANGIBLE ASSETS (Continued)

Amortisation expenses were charged to the following categories in the interim condensed consolidated statements of comprehensive income during the periods:

21 無形資產 (續)

攤銷費用於各期間的中期簡明綜合全面收益表按以下類別扣除：

		For the six months ended 30 June 截至六月三十日止六個月	
		2024 二零二四年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2023 二零二三年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Cost of sales	銷售成本	–	20
Administrative expenses	行政開支	1,890	617
Selling expenses	銷售開支	6,052	4,112
		7,942	4,749

(a) A valuation was performed by an independent valuer to determine the fair value of the customer relationships when the Group acquired Beihai Langrun Commercial Management Limited (“Beihai Langrun”) in March 2023. The valuation method used is income approach.

(a) 當本集團於二零二三年三月收購北海朗潤商業管理有限公司(「北海朗潤」)時，由獨立估值師進行估值，以釐定客戶關係的公平值。所用估值法為收益法。

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中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

22 TRADE RECEIVABLES

22 貿易應收款項

		30 June 2024	31 December 2023
		二零二四年 六月三十日	二零二三年 十二月三十一日
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Audited)
		(未經審核)	(經審核)
Trade receivables (a)	貿易應收款項 (a)		
— Related parties (note 29(c))	— 關聯方 (附註29(c))	194,785	198,202
— Third parties	— 第三方	290,119	212,867
		484,904	411,069
Less: provision for impairment	減：減值撥備	(197,750)	(195,881)
		287,154	215,188

(a) Trade receivables mainly arise from property management services income under lump sum basis and value-added services provided to property owners and non-property owners.

(a) 貿易應收款項主要產生自按包幹制收取的物業管理服務收入及提供予業主及非業主的增值服務。

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中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

22 TRADE RECEIVABLES (Continued)

The ageing analysis of the current trade receivables based on the invoice date is as follows:

22 貿易應收款項 (續)

按發票日期計算的即期貿易應收款項賬齡分析如下：

		30 June 2024 二零二四年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2023 二零二三年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Related parties	關聯方		
— Less than 1 year	— 少於一年	66,888	80,235
— 1 to 2 years	— 一至兩年	71,172	57,013
— 2 to 3 years	— 兩至三年	31,450	59,701
— 3 to 4 years	— 三至四年	24,030	1,027
— 4 to 5 years	— 四至五年	1,027	226
— Over 5 years	— 五年以上	218	-
		194,785	198,202
Third parties	第三方		
— Less than 1 year	— 少於一年	136,434	101,148
— 1 to 2 years	— 一至兩年	84,790	64,958
— 2 to 3 years	— 兩至三年	42,527	27,812
— 3 to 4 years	— 三至四年	18,322	12,138
— 4 to 5 years	— 四至五年	5,913	4,837
— Over 5 years	— 五年以上	2,133	1,974
		290,119	212,867
		484,904	411,069

As at 30 June 2024 and 31 December 2023, the fair values of trade receivables approximate their carrying amounts.

於二零二四年六月三十日及二零二三年十二月三十一日，貿易應收款項的公平值與其賬面值相若。

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23 PREPAYMENTS AND OTHER RECEIVABLES 23 預付款項及其他應收款項

		30 June 2024 二零二四年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2023 二零二三年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Prepayments	預付款項		
— Prepayments to suppliers	— 支付予供應商的預付款項	22,923	10,775
— Prepaid VAT and other surcharges	— 預付增值稅及其他附加費	2,893	1,728
— Other prepayments	— 其他預付款項	12,600	7,989
		38,416	20,492
Other receivables	其他應收款項		
— Amounts due from related parties (note 29(a))	— 應收關聯方款項 (附註29(a))	4,801	5,580
— Deposits with related parties (note 29(a))	— 與關聯方有關的按金 (附註29(a))	133,660	133,660
— Amounts due from non-controlling interests	— 來自非控股權益款項	980	980
— Deposits	— 按金	17,511	14,559
— Payment on behalf of property owners (a)	— 代業主付款(a)	18,865	15,734
— Others	— 其他	10,743	7,288
		186,560	177,801
Less: provision for impairment	減：減值撥備	(62,108)	(60,731)
		124,452	117,070
		162,868	137,562

(a) As at 30 June 2024 and 31 December 2023, the amounts represented the payments on behalf of property owners mainly in respect of utilities and elevator maintenance costs of the properties.

As at 30 June 2024 and 31 December 2023, other receivables were unsecured and have no fixed terms of repayment.

As at 30 June 2024 and 31 December 2023, the fair values of other receivables approximate their carrying amounts.

(a) 於二零二四年六月三十日及二零二三年十二月三十一日，該等金額指主要就公用事業及物業的電梯保養成本代業主付款。

於二零二四年六月三十日及二零二三年十二月三十一日，其他應收款項為無抵押及無固定償還期限。

於二零二四年六月三十日及二零二三年十二月三十一日，其他應收款項的公平值與其賬面值相若。

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24 RESTRICTED CASH AND CASH AND CASH EQUIVALENTS

24 受限制現金以及現金及現金等價物

		30 June 2024 二零二四年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2023 二零二三年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Restricted cash	受限制現金	10,130	4,643
Cash and cash equivalents	現金及現金等價物	186,600	332,783
		196,730	337,426

The carrying amounts of restricted cash and cash and cash equivalents approximate their fair values.

受限制現金以及現金及現金等價物的賬面值與其公平值相若。

The carrying amounts of restricted cash and cash and cash equivalents were denominated in below currencies:

受限制現金以及現金及現金等價物的賬面值以下列貨幣計值：

		30 June 2024 二零二四年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2023 二零二三年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
RMB	人民幣	187,023	334,843
United States Dollars ("US\$")	美元(「美元」)	292	283
Hong Kong Dollars ("HK\$")	港元(「港元」)	9,415	2,300
		196,730	337,426

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25 TRADE AND OTHER PAYABLES

25 貿易及其他應付款項

		30 June 2024 二零二四年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2023 二零二三年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Trade payables	貿易應付款項	236,678	265,418
Other payables	其他應付款項		
— Amounts due to related parties (note 29(b))	— 應付關聯方款項(附註29(b))	2,271	1,278
— Amounts collected on behalf of property owners	— 代業主收取的款項	119,553	131,785
— Deposits received	— 已收按金	16,702	19,283
— Consideration payables	— 應付代價	2,017	4,700
— Others	— 其他	2,078	11,080
Accruals for staff costs	員工成本應計費用	88,877	109,622
VAT and other tax payables	應付增值稅及其他稅項	16,889	20,880
		485,065	564,046

As at 30 June 2024 and 31 December 2023, the carrying amounts of trade and other payables approximate their fair values.

於二零二四年六月三十日及二零二三年十二月三十一日，貿易及其他應付款項的賬面值與其公平值相若。

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(Expressed in Renminbi) (以人民幣列示)

25 TRADE AND OTHER PAYABLES (Continued)

The ageing analysis of the trade payables based on goods and services received is as follows:

		30 June 2024 二零二四年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2023 二零二三年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Less than 1 year	少於一年	111,314	242,602
1 to 2 years	一至兩年	114,579	20,782
2 to 3 years	兩至三年	10,098	2,034
3 to 4 years	三至四年	687	-
		236,678	265,418

25 貿易及其他應付款項 (續)

按已收貨品及服務的貿易應付款項賬齡分析如下：

26 SHARE CAPITAL

26 股本

		Number of ordinary shares 普通股數目	Share capital of the Company 本公司股本	
			HK\$ 港元	RMB'000 人民幣千元
Ordinary shares of HK\$0.01 each 每股0.01港元的普通股				
Authorised :	法定 :			
As at 1 January 2024 and 30 June 2024	於二零二四年一月一日及 二零二四年六月三十日	2,000,000,000	20,000,000	-
Issued:	已發行 :			
As at 1 January 2024 and 30 June 2024	於二零二四年一月一日及 二零二四年六月三十日	410,765,000	4,107,650	3,421

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27 EMPLOYEE SHARE SCHEME

(a) Share Incentive Scheme

On 4 January 2021, Green Sailing (PTC) Limited, a private trust company was incorporated in the BVI with limited liability and wholly owned by Honor. On 18 January 2021, a trust was established with Green Sailing (PTC) Limited being appointed as the trustee, for the purpose of a share incentive scheme to be adopted by the Company at least six months after the Listing (“**Green Life Trust**”). In accordance with the trust deed of the Green Life Trust, a committee (the “**Committee**”) established and authorised by the Company will make all decisions and provide instructions and recommendations to Green Sailing (PTC) Limited as trustee in relation to the Green Life Trust and the share incentive scheme, including the exercise of rights pertaining to the relevant shares and the grant of share awards under the share incentive scheme. Pursuant to the capitalisation issue, the number of shares has been increased to 23,998,345 shares. These shares are treasury shares held by the Company until they are granted to the employees.

On 18 March 2022, the Group adopted a share award scheme (the “**Share Incentive Scheme**”) as an incentive to recognise the contributions by employees and to give incentives in order to retain them for the continuing operation and development of the Group, as well as to attract suitable personnel for further development of the Group.

Pursuant to the Share Incentive Scheme, existing shares of the Company will be bought back for awarded shares (“**Awarded Shares**”) by a trustee appointed by the Company and be held in employee share trust for the relevant grantees until such shares are vested with the relevant grantees in accordance with the rules of the Share Incentive Scheme. The Awarded Shares will be awarded with reference to the performance, operating and financial targets and other criteria determined by the Board from time to time.

27 僱員股份計劃

(a) 股份獎勵計劃

於二零二一年一月四日，私人信託公司 Green Sailing (PTC) Limited 於英屬處女群島註冊成立為有限公司，並由 Honor 全資擁有。於二零二一年一月十八日，本公司成立一項信託，Green Sailing (PTC) Limited 獲委任為受託人，為本公司於上市後至少採納六個月的股份獎勵計劃而設（「**Green Life Trust**」）。根據 Green Life Trust 的信託契據，本公司成立並授權的委員會（「**委員會**」）將為 Green Life Trust 及股份獎勵計劃作出所有決定，並向作為受託人的 Green Sailing (PTC) Limited 提供指示及推薦建議（包括行使有關股份的權利以及根據股份獎勵計劃授出股份獎勵）。根據資本化發行，股份數目已增加至 23,998,345 股。而該等股份為本公司持有的庫存股份，直至有關股份授予僱員為止。

於二零二二年三月十八日，本集團採納股份獎勵計劃（「**股份獎勵計劃**」），作為獎勵以嘉許僱員所作出的貢獻，激勵並挽留彼等為本集團的持續經營及發展付出努力，並為本集團進一步發展吸引適合人才。

根據股份獎勵計劃，本公司所委任的受託人將購回本公司現有股份作為獎勵股份（「**獎勵股份**」），並以僱員股份信託代相關承授人持有，直至有關股份根據股份獎勵計劃的規則歸屬於相關承授人為止。獎勵股份將參考董事局不時釐定的表現、經營及財務目標以及其他標準予以授出。

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27 EMPLOYEE SHARE SCHEME (Continued)

(a) Share Incentive Scheme (Continued)

- (i) The movements of shares held for Share Incentive Scheme by the trustee are as follows:

Restricted Shares 限制性股份		For the six months ended 30 June 2024		For the six months ended 30 June 2023	
		Number of shares RMB'000 人民幣千元	Employee share trust reserve RMB'000 人民幣千元	Number of shares '000 千股	Employee share trust reserve RMB'000 人民幣千元
At 1 January	於一月一日	2,537	4,138	1,174	2,873
Acquisition of shares	收購股份	1,660	310	502	498
At 30 June	於六月三十日	4,197	4,448	1,676	3,371

(b) Share option scheme

On 15 June 2021, the Company conditionally adopted a share option scheme (the "Share Option Scheme"). The Share Option Scheme is valid and effective for a period of 10 years commencing on the date of the Listing unless terminated earlier by the Board or the shareholders in general meeting.

The maximum number of shares issuable upon exercise of all options to be granted under the Share Option Scheme must not in aggregate exceed 10% of 400,000,000 shares, which is the expected shares of the Company in issue as at the date of Listing (excluding any shares which may be issued pursuant to the exercise of the over-allotment option).

On 5 July 2022, the Company offered to grant an aggregate of 6,476,600 share options to the eligible participants with an exercise price of HK\$3.02 per share. 25%, 35% and 40% of the share options granted will vest on 5 July 2023, 5 July 2024 and 5 July 2025, respectively.

27 僱員股份計劃(續)

(a) 股份獎勵計劃(續)

受託人就股份獎勵計劃持有的股份的變動如下：

(b) 股份期權計劃

於二零二一年六月十五日，本公司有條件採納一項股份期權計劃（「股份期權計劃」）。除非董事局或股東於股東大會提前終止股份期權計劃，否則股份期權計劃將自上市日期起計10年期間生效及有效。

根據股份期權計劃將予授出的所有股份期權獲行使後可予發行的股份數目上限合共不得超過400,000,000股股份的10%，即本公司預期於上市日期已發行股份（不包括因超額配股權獲行使而可能發行的任何股份）。

於二零二二年七月五日，本公司向合資格參與者要約授出合共6,476,600份股份期權，行使價為每股3.02港元。所授出股份期權的25%、35%及40%將分別於二零二三年七月五日、二零二四年七月五日及二零二五年七月五日歸屬。

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28 DIVIDEND

No dividends were paid, declared or proposed during the six months ended 30 June 2024. The directors of the Company have determined that no dividend will be paid in respect of the six months ended 30 June 2024.

28 股息

於截至二零二四年六月三十日止六個月概無派付、宣派或建議派付任何股息。本公司董事已決定不會就截至二零二四年六月三十日止六個月派付股息。

29 RELATED PARTY BALANCES AND TRANSACTIONS

In addition to those related party balances and transactions elsewhere disclosed in the Interim Financial Information, the Group had the following significant balances and transactions:

29 關聯方結餘及交易

除中期財務資料另行所披露的該等關聯方結餘及交易外，本集團曾有下列重大結餘及交易：

(a) Other receivables

(a) 其他應收款項

		30 June 2024 二零二四年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2023 二零二三年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Amounts due from related parties (i)	應收關聯方款項 (i)		
— Fellow subsidiaries	— 同系附屬公司	2,846	2,881
— Joint ventures and associates of the ultimate controlling shareholder	— 最終控股股東的合營企業及聯營公司	1,955	2,699
		4,801	5,580
Deposits with related parties (ii)	與關聯方有關的按金 (ii)		
— Fellow subsidiaries (iii)	— 同系附屬公司 (iii)	22,257	22,257
— Joint ventures and associates of the ultimate controlling shareholder	— 最終控股股東的合營企業及聯營公司	111,403	111,403
		133,660	133,660

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29 RELATED PARTY BALANCES AND TRANSACTIONS (Continued)

(a) Other receivables (Continued)

- (i) As of 30 June 2024, current amounts due from fellow subsidiaries and joint ventures and associates of the ultimate controlling shareholder are interest-free.
- (ii) Deposits with related parties mainly represent security deposits paid in connection with the exclusive sales agency agreements entered between the Group and fellow subsidiaries and joint ventures and associates of the ultimate controlling shareholder, which are refundable after the sales of all properties subject to such agreements or the expiry of the term of the such agreements, whichever is earlier.
- (iii) As of 30 June 2024 and 31 December 2023, deposits with related parties amounting to RMB13,660,000 was overdue according to the exclusive sales agency agreements entered between the Group and the fellow subsidiary.

The carrying amounts of amounts due from related parties approximate their fair values.

(b) Amounts due to related parties

- Joint ventures and associates of the ultimate controlling shareholder
- Fellow subsidiaries
- 最終控股股東的合營企業及聯營公司
- 同系附屬公司

All amounts due to related parties are non-trade in nature, unsecured and interest-free.

29 關聯方結餘及交易 (續)

(a) 其他應收款項 (續)

- (i) 截至二零二四年六月三十日，本期應收同系附屬公司以及最終控股股東的合營企業及聯營公司款項為免息。
- (ii) 與關聯方有關的按金主要指就本集團及同系附屬公司與最終控股股東的合營企業及聯營公司訂立的獨家銷售代理協議支付的保證金，可於根據該等協議出售所有物業或該等協議的期限屆滿(以較早者為準)後退還。
- (iii) 截至二零二四年六月三十日及二零二三年十二月三十一日，根據本集團與同系附屬公司訂立的獨家銷售代理協議，與關聯方有關的按金人民幣13,660,000元已逾期。

應收關聯方款項的賬面值與其公平值相若。

(b) 應付關聯方款項

	30 June 2024 二零二四年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2023 二零二三年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
— Joint ventures and associates of the ultimate controlling shareholder	717	768
— Fellow subsidiaries	1,554	510
	2,271	1,278

所有應付關聯方款項均屬非貿易性質、無抵押及免息。

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29 RELATED PARTY BALANCES AND TRANSACTIONS (Continued)

(c) Trade receivables

	30 June 2024 二零二四年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2023 二零二三年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
— Fellow subsidiaries	117,196	125,131
— Joint ventures and associates of the ultimate controlling shareholder	77,589	73,071
	194,785	198,202

— Fellow subsidiaries 同系附屬公司
— Joint ventures and associates of the ultimate controlling shareholder 最終控股股東的合營企業及聯營公司

29 關聯方結餘及交易 (續)

(c) 貿易應收款項

	30 June 2024 二零二四年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2023 二零二三年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
— Fellow subsidiaries	117,196	125,131
— Joint ventures and associates of the ultimate controlling shareholder	77,589	73,071
	194,785	198,202

(d) Contract liabilities

	30 June 2024 二零二四年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2023 二零二三年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
— Fellow subsidiaries	5	16
— Joint ventures and associates of the ultimate controlling shareholder	1,648	1,488
	1,653	1,504

— Fellow subsidiaries 同系附屬公司
— Joint ventures and associates of the ultimate controlling shareholder 最終控股股東的合營企業及聯營公司

(d) 合約負債

來自同系附屬公司以及最終控股股東的合營企業及聯營公司的合約負債屬貿易性質。

Contract liabilities from fellow subsidiaries and joint ventures and associates of the ultimate controlling shareholder are trade in nature.

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29 RELATED PARTY BALANCES AND TRANSACTIONS (Continued)

(e) Related party transactions

(i) Funding with related parties

		For the six months ended 30 June 2023 (Unaudited) 截至二零二三年六月三十日 止六個月(未經審核)	
		Funding to related parties 向關聯方出資 Investing 投資 RMB'000 人民幣千元	Repayment of funding to related parties 向關聯方 出資還款 Investing 投資 RMB'000 人民幣千元
Fellow subsidiaries	同系附屬公司	125	–
Joint ventures and associates of the ultimate controlling shareholder	最終控股股東的合營企業 及聯營公司	19,088	50,112
		<u>19,213</u>	<u>50,112</u>

		For the six months ended 30 June 2023 (Unaudited) 截至二零二三年六月三十日 止六個月(未經審核)	
		Proceeds from related parties 來自關聯方 的所得款項 Financing 融資 RMB'000 人民幣千元	Repayment to related parties 向關聯方還款 Financing 融資 RMB'000 人民幣千元
Fellow subsidiaries	同系附屬公司	–	17
Joint ventures and associates of the ultimate controlling shareholder	最終控股股東的合營企業 及聯營公司	7	40
		<u>7</u>	<u>57</u>

29 關聯方結餘及交易 (續)

(e) 關聯方交易

(i) 與關聯方資金往來

Notes to the Interim Condensed Consolidated Financial Statements

中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

29 RELATED PARTY BALANCES AND TRANSACTIONS (Continued)

(e) Related party transactions (Continued)

(i) Funding with related parties (Continued)

		For the six months ended 30 June 2024 (Unaudited) 截至二零二四年六月三十日 止六個月(未經審核)	
		Repayment of Funding to related parties 向關聯方出資	Repayment of funding to related parties 向關聯方 出資還款
		Investing 投資	Investing 投資
		RMB'000 人民幣千元	RMB'000 人民幣千元
Fellow subsidiaries	同系附屬公司	-	725
Joint ventures and associates of the ultimate controlling shareholder	最終控股股東的合營企業及 聯營公司	368	422
		368	1,147

		For the six months ended 30 June 2024 (Unaudited) 截至二零二四年六月三十日 止六個月(未經審核)	
		Proceeds from related parties 來自關聯方 的所得款項	Repayment to related parties 向關聯方還款
		Financing 融資	Financing 融資
		RMB'000 人民幣千元	RMB'000 人民幣千元
Fellow subsidiaries	同系附屬公司	76	-
Joint ventures and associates of the ultimate controlling shareholder	最終控股股東的合營企業及 聯營公司	921	4
		997	4

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For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

29 RELATED PARTY BALANCES AND TRANSACTIONS (Continued)

(e) Related party transactions (Continued)

(ii) Management services, other income and finance cost

29 關聯方結餘及交易 (續)

(e) 關聯方交易 (續)

(ii) 管理服務、其他收入及財務成本

		For the six months ended 30 June 截至六月三十日止六個月	
		2024 二零二四年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2023 二零二三年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Value-added services income to non-property owners from joint ventures and associates of the ultimate controlling shareholder	最終控股股東的合營企業及聯營公司向非業主提供的增值服務收入	5,268	41,210
Value-added services income to non-property owners from fellow subsidiaries of the ultimate controlling shareholder	最終控股股東的同系附屬公司向非業主提供的增值服務收入	3,887	11,133
Property management services income from joint ventures and associates of the ultimate controlling shareholder	最終控股股東的合營企業及聯營公司提供的物業管理服務收入	3,990	4,573
Property management services income from fellow subsidiaries of the ultimate controlling shareholder	最終控股股東的同系附屬公司提供的物業管理服務收入	1,523	3,260
Community value-added services income from fellow subsidiaries of the ultimate controlling shareholder	最終控股股東的同系附屬公司提供的社區增值服務收入	75	–
Community value-added services income from joint ventures and associates of the ultimate controlling shareholder	最終控股股東的合營企業及聯營公司提供的社區增值服務收入	37	210
Apartment lease operation and management services income from fellow subsidiaries of the ultimate controlling shareholder	最終控股股東的同系附屬公司提供的公寓租賃經營及管理服務收入	–	2,094

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中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

29 RELATED PARTY BALANCES AND TRANSACTIONS (Continued)

(e) Related party transactions (Continued)

(ii) Management services, other income and finance cost (Continued)

These related party transactions were conducted in accordance with terms as agreed between the respective related parties and us. The directors have confirmed that all the aforementioned related party transactions during the interim periods were conducted on normal commercial terms that are reasonable and in the interest of our Group as a whole.

- (f) Included in employee benefit expenses are key management personnel compensations which comprises the following categories:

29 關聯方結餘及交易 (續)

(e) 關聯方交易 (續)

(ii) 管理服務、其他收入及財務成本 (續)

該等關聯方交易根據各關聯方與我們協定的條款進行。董事已確認，於中期期間所有上述關聯方交易均按合理且符合本集團整體利益的一般商業條款進行。

- (f) 計入僱員福利開支內的主要管理人員薪酬包括以下類別：

		For the six months ended 30 June 截至六月三十日止六個月	
		2024 二零二四年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2023 二零二三年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Short term employee benefits	短期僱員福利	1,360	3,238
Contributions to retirement benefits schemes	退休福利計劃供款	269	150
		1,629	3,388

Notes to the Interim Condensed Consolidated Financial Statements

中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

30 COMMITMENTS AND CONTINGENT LIABILITIES

(a) Commitments

(i) Operating lease arrangements

The Group — As lessee

The Group leases various offices under non-cancellable operating leases expiring within 6 months to three years. The leases have varying terms, escalation clauses and renewal rights. On renewal, the terms of the leases are renegotiated.

The Group has recognised right-of-use assets for these leases, except for short-term and low-value leases.

Minimum lease payments under non-cancellable operating leases (short-term or low-value lease) contracted for at the end of the reporting period but not recognised in the financial statements are as follows:

	30 June 2024 二零二四年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2023 二零二三年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Within 1 year 一年內	1,386	1,003

The Group — As lessor

As at 30 June 2024 and 31 December 2023, the Group did not have any material lease receivables.

(ii) Capital commitments

As at 30 June 2024 and 31 December 2023, the Group did not have any material capital commitments

30 承擔及或然負債

(a) 承擔

(i) 經營租賃安排

本集團 — 作為承租人

本集團根據不可撤銷經營租賃租用多間辦公室，期限為六個月至三年。該等租賃條款不一，當中包含升級條款及重續權利。重續時，該等租賃的條款可重新協商。

本集團已就該等租賃(短期及低價值租賃除外)確認使用權資產。

於報告期末已訂約但未於財務報表確認的不可撤銷經營租賃(短期或低價值租賃)項下的最低租賃付款如下：

本集團 — 作為出租人

於二零二四年六月三十日及二零二三年十二月三十一日，本集團並無任何重大租賃應收款項。

(ii) 資本承擔

於二零二四年六月三十日及二零二三年十二月三十一日，本集團並無任何重大資本承擔。

Notes to the Interim Condensed Consolidated Financial Statements

中期簡明綜合財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月
(Expressed in Renminbi) (以人民幣列示)

30 COMMITMENTS AND CONTINGENT LIABILITIES *(Continued)*

(b) Contingent liabilities

As at 30 June 2024 and 31 December 2023, the Group did not have any outstanding guarantees or other material contingent liabilities.

31 SUBSEQUENT EVENTS

Save as disclosed in this report, there are no material subsequent event undertaken by the Company or by the Group.

30 承擔及或然負債(續)

(b) 或然負債

於二零二四年六月三十日及二零二三年十二月三十一日，本集團並無任何未償還擔保或其他重大或然負債。

31 期後事項

除本報告所披露者外，本公司或本集團無其他重大期後事項。

Corporate Governance and Other Information

企業管治和其他資料

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

As at 30 June 2024, the interests and short positions of the Directors and chief executives of the Company in the Shares, underlying Shares and debentures of the Company or any of its associated corporations (within the meaning of SFO) which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions in which they were deemed or taken to have under such provisions of the SFO), or were 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, were as follows:

(I) Long position in the Shares

董事及主要行政人員於本公司股份、相關股份及債券的權益及淡倉

於二零二四年六月三十日，董事及本公司最高行政人員於本公司或任何相聯法團（定義見證券及期貨條例）的股份、相關股份及債權證中擁有根據證券及期貨條例第XV部第7及8分部已知會本公司及聯交所的權益及淡倉（包括彼等根據證券及期貨條例相關條文被當作或視為擁有的任何權益或淡倉），或根據證券及期貨條例第352條已記錄於該條所指的登記冊內的權益及淡倉，或根據標準守則已知會本公司及聯交所的權益及淡倉如下：

(II) 於股份的好倉

Name of Director	Capacity/Nature of interest	Number of Shares Held	Approximate percentage in total number of issued Shares (Note 1)
董事姓名	身份／權益性質	所持股份數目	佔已發行股份總數之概約百分比 (附註1)

Mr. Tian Ming 田明先生	Interest in controlled corporation 受控法團權益	165,137,165 (Note 2) (附註2)	40.20%
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Notes:

- The total number of shares in issue of the Company as of 30 June 2024 was 410,765,000.
- These include (i) 60,620,820 Shares held through Honor Limited; (ii) 23,998,345 Shares held through Green Sailing (PTC) Limited, a wholly-owned subsidiary of Honor Limited; (iii) 202,000 Shares held through Easycorps Group Limited ("Easycorps"); (iv) 4,316,000 Shares held through Greensheid Corporation ("Greensheid") and (v) 76,000,000 Shares held through Tian Family Investment Pte. Ltd. ("Tian Family Investment").

Mr. Tian is the sole and legal beneficial owner of Honor Limited. Greensheid is wholly-owned by Landsea International Holdings Limited, which is in turn wholly owned by Landsea Group. Landsea Group is owned as to 34.15% by Nanjing Ding Chong Investment Management Consultants Ltd. ("Nanjing Ding Chong") and 15.85% by Mr. Tian. Nanjing Ding Chong is a company wholly and beneficially owned by Mr. Tian. Easycorps is a company wholly and beneficially owned by Mr. Tian. Tian Family Investment is wholly-owned by Tian Family Holding Pte. Ltd. which is in turn wholly and beneficially owned by Mr. Tian. Therefore, Mr. Tian is deemed to be interested in these 165,137,165 Shares held by Honor Limited, Green Sailing (PTC) Limited, Easycorps, Greensheid and Tian Family Investment pursuant to the SFO.

附註：

- 截至二零二四年六月三十日，本公司已發行股份總數為410,765,000股。
- 該股份包括(i)透過Honor Limited持有的60,620,820股股份；(ii)透過Honor Limited全資子公司Green Sailing (PTC) Limited持有的23,998,345股股份；(iii)透過Easycorps Group Limited (「Easycorps」)持有的202,000股股份；(iv)透過Greensheid Corporation (「Greensheid」)持有的4,316,000股股份；及(v)透過Tian Family Investment Pte. Ltd. (「Tian Family Investment」)持有的76,000,000股股份。

田先生為Honor Limited的唯一合法實益擁有人。Greensheid由Landsea International Holdings Limited全資擁有，而Landsea International Holdings Limited則由朗詩集團全資擁有。朗詩集團由南京鼎重投資管理顧問有限公司(「南京鼎重」)擁有34.15%權益及由田先生擁有15.85%權益。南京鼎重為田先生全資實益擁有的公司。Easycorps為田先生全資實益擁有的公司，Tian Family Investment由Tian Family Holding Pte. Ltd.全資擁有，而Tian Family Holding Pte. Ltd.為田先生全資實益擁有的公司。因此，根據證券及期貨條例，田先生被視為於該等分別由Honor Limited、Green Sailing (PTC) Limited、Easycorps、Greensheid及Tian Family Investment所持有的165,137,165股股份中擁有權益。

Corporate Governance and Other Information

企業管治和其他資料

(II) Long position in Share options granted under the Share Option Scheme

(II) 於根據股份期權計劃授出的股份期權好倉

Name of Director	Capacity/Nature of interest	Aggregate long position in the underlying shares	Approximate percentage in total number of issued shares (Note)
董事姓名	身份／權益性質	於相關股份的好倉總額	佔已發行股份總數的概約百分比 (附註)
Wu Xu 吳旭	Beneficial owner 實益擁有人	444,000	0.11%
Xue Yuan 薛媛	Beneficial owner 實益擁有人	296,000	0.07%

Note:

The total number of shares in issue of the Company as of 30 June 2024 was 410,765,000.

附註：

截至二零二四年六月三十日，本公司已發行股份總數為410,765,000股。

(III) Long position in Share awards granted under the Share Award Scheme

(III) 於根據股份獎勵計劃授出的股份獎勵好倉

Name of Director	Capacity/Nature of interest	Aggregate long position in the shares	Approximate percentage in total number of issued shares (Note 1)
董事姓名	身份／權益性質	於股份的好倉總額	佔已發行股份總數的概約百分比 (附註1)
Wu Xu 吳旭	Beneficiary of a trust (other than a discretionary interest) 信託受益人(酌情權益除外)	2,480,000 (Note 2)(附註2)	0.60%

Notes:

- The total number of shares in issue of the Company as of 30 June 2024 was 410,765,000.
- The awarded shares are held on trust by Green Sailing (PTC) Limited, the trustee of the share award scheme of the Company, pursuant to a trust deed dated 18 January 2021.

附註：

- 截至二零二四年六月三十日，本公司已發行股份總數為410,765,000股。
- 根據日期為二零二一年一月十八日的信託契據，獎勵股份由本公司股份獎勵計劃的受託人Green Sailing (PTC) Limited以信託方式持有。

Corporate Governance and Other Information

企業管治和其他資料

Save as disclosed above, as at 30 June 2024, none of the Directors and chief executives of the Company had any interests or short positions in the Shares, underlying Shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which were required pursuant to section 352 of the SFO to be entered in the register referred to therein, or which were required pursuant to the Model Code to be otherwise notified to the Company and the Stock Exchange.

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

As at 30 June 2024, so far as the Directors are aware, the following persons (other than the Directors or chief executives of the Company) had or were deemed or taken to have an interest or short position in the Shares or underlying Shares 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 which were recorded in the register required to be kept by the Company under section 336 of the SFO:

除上文所披露者外，於二零二四年六月三十日，董事及本公司最高行政人員概無於本公司或其任何相聯法團（定義見證券及期貨條例第XV部）的股份、相關股份或債權證中擁有記錄於根據證券及期貨條例第352條須予存置的登記冊內的任何權益或淡倉，或根據標準守則須另行知會本公司及聯交所的任何權益或淡倉。

主要股東及其他人士在股份及相關股份的權益及淡倉

於二零二四年六月三十日，就董事所知，下列人士（並非董事或本公司最高行政人員）於股份或相關股份中擁有或被視作或當作擁有根據證券及期貨條例第XV部第2及3分部之條文須向本公司及聯交所披露的權益或淡倉，或記入本公司根據證券及期貨條例第336條須存置的登記冊的權益或淡倉：

Name of Director	Capacity/Nature of interest	Number of	Approximate
		Shares held	percentage in
		(note 1)	total number of
			issued Shares
			(note 2)
董事姓名／名稱	身份／權益性質	持有股份數目	佔已發行股份總數的概約百分比
		(附註1)	(附註2)
Ms. Murong Xinyao ^(Note 3) 慕容馨瓚女士 ^(附註3)	Interest of spouse 配偶權益	165,137,165 (L)	40.20%
Honor Limited ^(Note 4) Honor Limited ^(附註4)	Beneficial owner and interest in controlled corporation 實益擁有人及受控法團權益	84,619,165 (L)	20.60%
Green Sailing (PTC) Limited ^(Note 4) Green Sailing (PTC) Limited ^(附註4)	Trustee 受託人	23,998,345 (L)	5.84%
Tian Family Investment Pte. Ltd. ^(Note 5) Tian Family Investment Pte. Ltd. ^(附註5)	Beneficial owner 實益擁有人	76,000,000 (L)	18.50%

Corporate Governance and Other Information

企業管治和其他資料

Name of Director	Capacity/Nature of interest	Number of Shares held (note 1)	Approximate percentage in total number of issued Shares (note 2)
董事姓名／名稱	身份／權益性質	持有股份數目 (附註1)	佔已發行股份總數的概約百分比(附註2)
Tian Family Holding Pte. Ltd. (Note 5) Tian Family Holding Pte. Ltd. (附註5)	Interest in controlled corporation 受控法團權益	76,000,000 (L)	18.50%
Hong Kong New Tourism Corporation Limited (Note 6) 香港新旅國際有限公司(附註6)	Beneficial owner 實益擁有人	71,575,509 (L)	17.42%
南京輕紡產業(集團)有限公司 (Note 6) 南京輕紡產業(集團)有限公司(附註6)	Interest in controlled corporation 受控法團權益	71,575,509 (L)	17.42%
南京新工投資集團有限責任公司 (Note 6) 南京新工投資集團有限責任公司(附註6)	Interest in controlled corporation 受控法團權益	71,575,509 (L)	17.42%
State-owned Assets Supervision and Administration Commission of Nanjing Municipal Government (Note 6) 南京市人民政府國有資產監督管理委員會(附註6)	Interest in controlled corporation 受控法團權益	71,575,509 (L)	17.42%
Mr. Lin Bofeng Lin Bofeng 先生	Beneficial owner 實益擁有人	32,318,647 (L)	7.87%
Mr. Chen Huaijun (Note 7) Chen Huaijun 先生(附註7)	Beneficial owner and interest in controlled corporation 實益擁有人及受控法團權益	30,501,000 (L)	7.43%
Lucky Front Investments Limited (Note 7) Lucky Front Investments Limited (附註7)	Beneficial owner 實益擁有人	26,801,000 (L)	6.52%

Corporate Governance and Other Information

企業管治和其他資料

Notes:

1. The letter "L" denotes the person's long position in the Shares.
2. The calculation is based on the total number of 410,765,000 Shares issued by the Company as of 30 June 2024.
3. Ms. Murong Xinyao is the spouse of Mr. Tian. By virtue of the SFO, Ms. Murong Xinyao is deemed to be interested in the Shares in which Mr. Tian is interested.
4. These include (i) 60,620,820 Shares held through Honor Limited; and (ii) 23,998,345 Shares held through Green Sailing (PTC) Limited. Green Sailing (PTC) Limited acts as the trustee of the Green Life Trust, which is set up for the purpose of a share incentive scheme to be adopted at least six months after the Listing, and is wholly owned by Honor Limited. By virtue of the SFO, Honor Limited is deemed to be interested in the Shares in which Green Sailing (PTC) Limited is interested.
5. Tian Family Investment Pte. Ltd. is wholly owned by Tian Family Holding Pte. Ltd.. By virtue of the SFO, Tian Family Holding Pte. Ltd. is deemed to be interested in the Shares in which Tian Family Investment Pte. Ltd. is interested.
6. Hong Kong New Tourism Corporation Limited is wholly owned by 南京輕紡產業(集團)有限公司. 南京輕紡產業(集團)有限公司 is wholly owned by 南京新工投資集團有限責任公司 which is in turn held as to 90.79% by the State-owned Assets Supervision and Administration Commission of Nanjing Municipal Government ("Nanjing SASAC"). By virtue of the SFO, each of 南京輕紡產業(集團)有限公司, 南京新工投資集團有限責任公司 and Nanjing SASAC is deemed to be interested in the Shares in which Hong Kong New Tourism Corporation Limited is interested.
7. These include (i) 26,801,000 Shares held through Lucky Front Investments Limited, a company wholly-owned by Mr. Chen Huaijun; and (ii) 3,700,000 Shares held by Mr. Chen Huaijun. By virtue of the SFO, Mr. Chen Huaijun is deemed to be interested in the Shares in which Lucky Front Investments Limited is interested.

Save as disclosed above, as at 30 June 2024, the Company is not aware that any other person has any interests or short positions in the Shares and underlying Shares, which is required to be notified to the Company pursuant to Divisions 2 and 3 of Part XV of the SFO, or which is required to be entered in the register maintained by the Company under section 336 of the SFO.

附註：

1. 字母「L」指該人士於股份中的好倉。
2. 根據本公司於截至二零二四年六月三十日已發行股份總數410,765,000股計算。
3. 慕容馨靄女士為田先生的配偶。根據證券及期貨條例，慕容馨靄女士被視為於田先生擁有權益的股份中擁有權益。
4. 該等股份包括(i)透過Honor Limited持有的60,620,820股股份；及(ii)透過Green Sailing (PTC) Limited持有的23,998,345股股份。Green Sailing (PTC) Limited擔任Green Life Trust的受託人，該信託是為將於上市至少六個月後採納的股份獎勵計劃而設立，由Honor Limited全資擁有。根據證券及期貨條例，Honor Limited被視為於Green Sailing (PTC) Limited擁有權益的股份中擁有權益。
5. Tian Family Investment Pte. Ltd. 由 Tian Family Holding Pte. Ltd. 全資擁有。根據證券及期貨條例，Tian Family Holding Pte. Ltd. 被視為於 Tian Family Investment Pte. Ltd. 擁有權益的股份中擁有權益。
6. 香港新旅國際有限公司由南京輕紡產業(集團)有限公司全資擁有。南京輕紡產業(集團)有限公司由南京新工投資集團有限責任公司全資擁有，而南京新工投資集團有限責任公司則由南京市人民政府國有資產監督管理委員會(「南京國資委」)持有90.79%權益。根據證券及期貨條例，南京輕紡產業(集團)有限公司、南京新工投資集團有限責任公司及南京國資委各自被視為於香港新旅國際有限公司擁有權益的股份中擁有權益。
7. 該等股份包括(i)透過Chen Huaijun先生全資擁有的公司Lucky Front Investments Limited持有的26,801,000股股份；及(ii)由Chen Huaijun先生持有的3,700,000股股份。根據證券及期貨條例，Chen Huaijun先生被視為於Lucky Front Investments Limited擁有權益的股份中擁有權益。

除上文所披露者外，於二零二四年六月三十日，本公司並不知悉任何其他人士於股份及相關股份中擁有根據證券及期貨條例第XV部第2及3分部須知會本公司的任何權益或淡倉，或根據證券及期貨條例第336條須予存置的登記冊的任何權益或淡倉。

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SHARE AWARD SCHEME

The purposes of the share award scheme are to recognise the contributions to the Group by certain eligible participants (as defined under Chapter 17 of the Listing Rules) and/or to give incentives in order to motivate certain eligible persons for the continuing development and long-term growth of the Group.

On 18 March 2022, the Board adopted the Share Award Scheme. Green Sailing (PTC) Limited (“**Green Sailing (PTC)**”) has been appointed as the trustee of the trust pursuant to a trust deed dated 18 January 2021, and holds Shares to be granted to the eligible persons under the Share Award Scheme. As at the date of this report, Green Sailing (PTC) holds 23,998,345 Shares on trust for the Share Award Scheme, representing 5.84% of the number of issued shares of the Company. The Share Award Scheme shall be valid and effective for a term of 10 years commencing on the adoption date, being 18 March 2022 and shall remain effective until 17 March 2032.

On 8 June 2022, the Board adopted the new share award scheme (the “**New Share Award Scheme**”). BOCI Trustee (Hong Kong) Limited (“**BOCI Trustee**”) has been appointed as the trustee of the trust pursuant to a trust deed dated 8 June 2022, and holds Shares to be granted to the eligible persons under the New Share Award Scheme. As at the date of this report, BOCI Trustee holds 4,197,000 Shares on trust for the New Share Award Scheme, representing 1.02% of the number of issued shares of the Company. The New Share Award Scheme shall be valid and effective for a term of 10 years commencing on the adoption date, being 8 June 2022 and shall remain effective until 7 June 2032.

The Advisory Committee may, from time to time, choose the selected participants to participate in the Share Award Scheme as well as New Share Award Scheme and determine the number of awarded shares to be awarded, the vesting conditions (if any) and the vesting schedule of the awarded shares. An offer letter setting out, among others, the number, the vesting conditions (if any) and the vesting schedule of the awarded shares to be granted will be issued by the Advisory Committee to the selected participants.

股份獎勵計劃

股份獎勵計劃旨在認可若干合資格參與者（如上市規則第十七章所界定）對本集團的貢獻及／或給予獎勵，以激勵若干合資格人士為本集團的持續發展及長期增長而努力。

於二零二二年三月十八日，董事局採納股份獎勵計劃。根據日期為二零二一年一月十八日的信託協議，Green Sailing (PTC) Limited（「**Green Sailing (PTC)**」）已獲委任為信託的受託人，並持有將根據股份獎勵計劃授予合資格人士的股份。截至本報告發佈日，Green Sailing (PTC) 就股份獎勵計劃以信託方式持有 23,998,345 股股份，佔本公司已發行股份數目的 5.84%。股份獎勵計劃將自採納日期起計為期 10 年內有效及生效，即自二零二二年三月十八日至二零三二年三月十七日期間。

於二零二二年六月八日，董事局採納新的股份獎勵計劃（「**新股份獎勵計劃**」）。根據日期為二零二二年六月八日的信託協議，中銀國際信託（香港）有限公司（「**中銀國際信託**」）已獲委任為信託的受託人，並持有將根據新股份獎勵計劃授予合資格人士的股份。於本報告日期，中銀國際信託就新股份獎勵計劃以信託方式持有 4,197,000 股股份，佔本公司已發行股份數目的 1.02%。新股份獎勵計劃將自採納日期起計為期 10 年內有效及生效，即自二零二二年六月八日至二零三二年六月七日期間。

諮詢委員會可不時選擇選定參與者參與股份獎勵計劃及新股份獎勵計劃，並釐定將予授出的獎勵股份數目、歸屬條件（如有）及獎勵股份的歸屬時間表。諮詢委員會將向選定參與者發出一份載有（其中包括）將予授出的獎勵股份數目、歸屬條件（如有）及歸屬時間表的要約函件。

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Details of movement of the awarded shares granted under Share Award Scheme during the six months ended 30 June 2024 are set out as below:

於截至二零二四年六月三十日止六個月根據股份獎勵計劃授出的獎勵股份的變動詳情載列如下：

Category	Date of award	Unvested awards as at 1 January 2024 於二零二四年一月一日 未歸屬獎勵	Awarded shares during the period 期內 獎勵股份	Vested awards during the period 期內 已歸屬獎勵	Cancelled/ Lapsed awards during the period 期內註銷/ 失效的獎勵	Unvested awards as at 30 June 2024 於二零二四年六月三十日 未歸屬獎勵
類別	獎勵日期					
Executive Directors						
執行董事						
Wu Xu 吳旭	5 July 2022 二零二二年七月五日	2,480,000	-	-	-	2,480,000
Sub-total of Directors 董事小計		2,480,000	-	-	-	2,480,000
Other employee participants 其他僱員參與者	5 July 2022 二零二二年七月五日	2,480,000	-	-	-	2,480,000
Sub-total of other employee participants 其他僱員參與者小計		2,480,000	-	-	-	2,480,000
Total 總計		4,960,000	-	-	-	4,960,000

Notes:

- The awarded shares were granted without purchase price and will all be transferred from Green Sailing (PTC) Limited, the trustee of the Share Award Scheme of the Company, to the names of the respective grantees after five years lock-up period, i.e. on 5 July 2027.
- The closing price of the Shares immediately prior to the date of granting of award and on the date of grant of award were HK\$3.01 and HK\$3.02, respectively.

附註：

- 獎勵股份授出時不帶購買價，並將於五年禁售期（即二零二七年七月五日）後全部由本公司的股份獎勵計劃受託人 Green Sailing (PTC) Limited 轉讓至各承授人名下。
- 於緊接授出獎勵日期前及於授出獎勵當日股份的收市價分別為3.01港元及3.02港元。

No awarded shares was granted under the New Share Award Scheme since the adoption of the New Share Award Scheme and during the six months ended 30 June 2024.

自採納新股份獎勵計劃以來及截至二零二四年六月三十日止六個月，概無根據新股份獎勵計劃授出獎勵股份。

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SHARE OPTION SCHEME

The Share Option Scheme was conditionally adopted by the Company on 15 June 2021 and became effective on the Listing Date. The principal terms of the Share Option Scheme are summarised in Appendix IV to the Prospectus. The main purpose of the Share Option Scheme is to motivate the eligible participants to optimise their performance efficiency for the benefit of our Group, and attract and retain or otherwise maintain an on-going business relationship with the eligible participants whose contributions are or will be beneficial to the long-term growth of our Group. Pursuant to the terms and conditions of the Share Option Scheme, unless approved by the shareholders of the Company, the maximum number of Shares in respect of which options may be granted under the Share Option Scheme and any other schemes must not in aggregate exceeds 10% of the Shares in issue as at the Listing Date, being 40,000,000 Shares. Subject to earlier termination by the Company in general meeting or by the Directors, the Share Option Scheme shall be valid for a period of 10 years from the adoption date. On 5 July 2022, the Company offered to grant an aggregate of 6,476,600 share options to the option grantees to recognise and acknowledge their contributions made to the Group in accordance with the terms of the Share Option Scheme. The grant of such share options will enable the option grantees to subscribe for an aggregate of 6,476,600 new Shares, representing approximately 1.58% of the issued share capital of the Company. The number of shares in respect of which options may be granted under the Share Option Scheme as at 1 January 2024 and 30 June 2024 was both 33,725,700.

股份期權計劃

本公司已於二零二一年六月十五日有條件採納一項股份期權計劃，自上市日期起生效。股份期權計劃的主要條款概述於招股章程附錄四。股份期權計劃的主要目的為激勵合資格參與者為本集團的利益提升其績效效率及吸引及挽留合資格參與者或以其他方式保持與彼等的持續業務關係，而其貢獻現時或日後將有利於本集團的長遠發展。根據股份期權計劃的條款及條件，除非經本公司股東批准，否則根據股份期權計劃及任何其他計劃可予授出的股份期權所涉及的最高股份數目，合共不得超過於上市日期的已發行股份的10%（即40,000,000股股份）。股份期權計劃於採納日期起計十年期間內有效，惟可由本公司經股東大會或由董事提早終止。於二零二二年七月五日，依據股份期權計劃的條款，本公司向期權承授人提呈授出合共6,476,600份股份期權，以認可及承認彼等對本集團作出的貢獻。授出該等股份期權將使期權承授人可認購合共6,476,600股新股份，佔本公司已發行股本約1.58%。於二零二四年一月一日及二零二四年六月三十日，根據股份期權計劃可予授出的股份期權所涉及股份數目均為33,725,700股。

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Details of movement of share option granted during the six months ended 30 June 2024 are set out as below:

於截至二零二四年六月三十日止六個月授出的股份期權的變動詳情載列如下：

Category	Date of grant	Exercise price per Share (HK\$)	Outstanding options as at 1 January 2024 於二零二四年一月一日尚未行 使的股份期權	Granted during the period	Exercised during the period	Cancelled during the period	Lapsed during the period	Outstanding options as at 30 June 2023 於二零二三年六月三十日尚未行 使股份期權	Vesting and exercise period
類別	授出日期	每股行使價 (港元)		期內授出	期內行使	期內註銷	期內失效	使股份期權	歸屬及行使期
Executive Directors									
執行董事									
Wu Xu 吳旭	5 July 2022 二零二二年七月五日	3.02	444,000	-	-	-	-	444,000	Notes 1, 2 附註1、2
Xue Yuan 薛媛	5 July 2022 二零二二年七月五日	3.02	296,000	-	-	-	-	296,000	Notes 1, 3 附註1、3
Sub-total of Directors 董事小計			740,000	-	-	-	-	740,000	
Other employee participants 其他僱員參與者	5 July 2022 二零二二年七月五日	3.02	5,534,300	-	-	-	-	5,534,300	Note 1 附註1
Sub-total of other employee participants 其他僱員參與者小計			5,534,300	-	-	-	-	5,534,300	
Total 總計			6,274,300	-	-	-	-	6,274,300	Note 4 附註4

Notes:

附註：

- The closing price of the shares immediately before the date of grant was HK\$3.01, and the closing price on the date of grant was HK\$3.02. The share options granted are vested on the percentage of 25%, 35% and 40% on 5 July 2023, 5 July 2024 and 5 July 2025, and exercisable from 5 July 2023 to 4 July 2032, 5 July 2024 to 4 July 2032 and 5 July 2025 to 4 July 2032, respectively.
 - 111,000 shares vested on 5 July 2023 and become exercisable from 5 July 2023 to 4 July 2032; 155,400 shares vested on 5 July 2024 and become exercisable from 5 July 2024 to 4 July 2032; and 177,600 shares will vest on 5 July 2025 and become exercisable from 5 July 2025 to 4 July 2032.
 - 74,000 shares vested on 5 July 2023 and become exercisable from 5 July 2023 to 4 July 2032; 103,600 shares vested on 5 July 2024 and become exercisable from 5 July 2024 to 4 July 2032; and 118,400 shares will vest on 5 July 2025 and become exercisable from 5 July 2025 to 4 July 2032.
 - No share options were vested during the six months ended 30 June 2024.
 - No service provider sublimit was set under the Share Option Scheme.
- 於緊接授出日期前股份的收市價為3.01港元，而於授出日期的收市價為3.02港元。已授出股份期權分別於二零二三年七月五日、二零二四年七月五日及二零二五年七月五日按25%、35%及40%歸屬，並分別於二零二三年七月五日至二零二二年七月四日、二零二四年七月五日至二零二二年七月四日以及二零二五年七月五日至二零二二年七月四日期間可予行使。
 - 111,000股股份已於二零二三年七月五日歸屬，並於二零二三年七月五日至二零二二年七月四日期間可予行使；155,400股股份已於二零二四年七月五日歸屬，並於二零二四年七月五日至二零二二年七月四日期間可予行使；以及177,600股股份將於二零二五年七月五日歸屬，並於二零二五年七月五日至二零二二年七月四日期間可予行使。
 - 74,000股股份已於二零二三年七月五日歸屬，並於二零二三年七月五日至二零二二年七月四日期間可予行使；103,600股股份已於二零二四年七月五日歸屬，並於二零二四年七月五日至二零二二年七月四日期間可予行使；以及118,400股股份將於二零二五年七月五日歸屬，並於二零二五年七月五日至二零二二年七月四日期間可予行使。
 - 截至二零二四年六月三十日止六個月，概無股份期權已歸屬。
 - 股份期權計劃並無設定服務供應商分項限額。

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COMPLIANCE WITH CORPORATE GOVERNANCE CODES

The Company has adopted and applied the CG Code as set out in Appendix C1 of the Listing Rules as its own corporate governance code. The Directors consider that the Company has complied with all applicable code provisions under the CG Code for the six months ended 30 June 2024.

COMPLIANCE WITH THE MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code as the code of conduct and rules for securities transactions by directors. After specific enquiries with all the Directors, it is confirmed that all the Directors have complied with the requirements as set out in the Model Code for the six months ended 30 June 2024.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES OF THE COMPANY

For the six months ended 30 June 2024, neither the Company nor any of its subsidiaries have purchased, sold or redeemed any of its listed securities (including sale of treasury shares), except for the listed securities of the Company purchased by the trustee in connection with the share incentive scheme adopted on 8 June 2022. As of 30 June 2024, the Company did not hold any treasury shares.

COMPETING INTERESTS

The Directors have confirmed that neither the Directors nor the controlling shareholders of the Company nor their respective close associates (as defined in the Listing Rules) are interested in a business apart from the Group's business which competes or is likely to compete, directly or indirectly, with the Group's business, and is required to be disclosed pursuant to Rule 8.10 of the Listing Rules for the six months ended 30 June 2024.

SUFFICIENCY OF PUBLIC FLOAT

Based on the information publicly available to the Company and to the knowledge of the Directors, the Company maintained the minimum public float required by the Listing Rules during the six months ended 30 June 2024 and up to the date of this report.

遵守企業管治守則

本公司已採納並應用上市規則附錄C1所載的企業管治守則作為其本身的企業管治守則。董事認為於截至二零二四年六月三十日止六個月，本公司一直遵守企業管治守則下所有適用守則條文。

遵守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及規則。本公司經向全體董事作出具體查詢後，彼等已確認全體董事於截至二零二四年六月三十日止六個月，一直遵守標準守則所載的規定。

購買、出售或贖回本公司之上市證券

截至二零二四年六月三十日止六個月，除受託人就二零二二年六月八日採納之股份獎勵計劃購入的本公司上市證券(包括銷售庫存股份)外，本公司及其任何附屬公司概無購買、出售或贖回其上市證券。截至二零二四年六月三十日，本公司並無持有任何庫存股份。

競爭權益

董事確認，截至二零二四年六月三十日止六個月，除於本集團業務中擁有權益以外，概無本公司董事或控股股東或其各自緊密聯系(定義見上市規則)於直接或間接與本集團業務構成競爭或可能構成競爭的業務中擁有任何權益，且須根據上市規則第8.10條予以披露。

充足公眾持股量

根據本公司公開獲得的資料並據董事所知，截至二零二四年六月三十日止六個月及直至本報告日期止，本公司均維持上市規則所規定的最少公眾持股量。

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INTERIM DIVIDEND

The Board has resolved not to pay any interim dividend for the six months ended 30 June 2024 (for the six months ended 30 June 2023: Nil).

SIGNIFICANT INVESTMENTS, MATERIAL ACQUISITION AND DISPOSAL

On 8 March 2024, Nanjing Landsea Property Management Co., Ltd.* (南京朗詩物業管理有限公司) (“**Nanjing Landsea Property**”) and Wuxi Huilin Yiju Real Estate Brokerage Co., Ltd.* (無錫匯鄰驛居房地產經紀有限公司) (“**Wuxi Huilin Yiju**”), both indirect wholly-owned subsidiaries of the Company, entered into the property transfer agreement (the “**Property Transfer Agreement**”) with (i) Shanghai Langxin Property Development Limited* (上海朗信房地產開發有限公司); (ii) Suzhou branch of Shanghai Landsea Investment Management Limited* (上海朗詩投資管理有限公司蘇州分公司); (iii) Shanghai Langming Property Development Limited* (上海朗銘房地產開發有限公司); (iv) Shanghai Langxu Enterprise Management Co., Ltd* (上海朗敘企業管理有限公司); and(v) Shanghai Kunhong Co., Ltd* (上海昆宏實業有限公司) (“**Shanghai Kunhong**”), collectively (the “**Members of Landsea Green Management Group**”), pursuant to which Shanghai Kunhong agreed to transfer the target property to Nanjing Landsea Property to settle the corresponding outstanding amounts owed by Members of Landsea Green Management Group to Nanjing Landsea Property and Wuxi Huilin Yiju at a consideration of RMB9,071,671 (the “**Acquisition**”). Members of Landsea Green Management Group are indirect wholly-owned subsidiaries of Landsea Green Management. Landsea Green Management was directly and indirectly held as to 58.52% by Mr. Tian at the time of the Acquisition. As Landsea Green Management was an associate of Mr. Tian, it was a connected person of the Company. The Property Transfer Agreement and the transactions contemplated thereunder constituted a connected transaction of the Company under Chapter 14A of the Listing Rules. The Acquisition was completed on 24 July 2024. For further information, please refer to the announcement of the Company dated 8 March 2024.

Save as disclosed above and in this report, the Group had no significant investments, acquisitions and disposals during the six months ended 30 June 2024.

中期股息

董事局決議不就截至二零二四年六月三十日止六個月派付任何中期股息(截至二零二三年六月三十日止六個月：無)。

重大投資、重大收購及出售

於二零二四年三月八日，南京朗詩物業管理有限公司(「南京朗詩物業」)及無錫匯鄰驛居房地產經紀有限公司(「無錫匯鄰驛居」)(均為本公司間接全資附屬公司)與(i)上海朗信房地產開發有限公司；(ii)上海朗詩投資管理有限公司蘇州分公司；(iii)上海朗銘房地產開發有限公司；(iv)上海朗敘企業管理有限公司及(v)上海昆宏實業有限公司(「上海昆宏」)(統稱「該等朗詩綠色管理集團成員公司」)訂立物業轉讓協議(「物業轉讓協議」)，據此上海昆宏同意向南京朗詩物業轉讓目標物業，以抵銷該等朗詩綠色管理集團成員公司應付南京朗詩物業及無錫匯鄰驛居的對應欠款，對價為人民幣9,071,671元(「收購事項」)。該等朗詩綠色管理集團成員公司為朗詩綠色管理的間接全資附屬公司。於收購事項時，朗詩綠色管理由田先生直接及間接持有58.52%的權益。由於朗詩綠色管理為田先生之聯繫人，故屬本公司之關連人士。根據上市規則第14A章，物業轉讓協議及其項下擬進行交易構成本公司的一項關連交易。收購事項已於二零二四年七月二十四日完成。有關進一步資料請參閱本公司日期為二零二四年三月八日的公告。

除上文及本報告所披露者外，本集團於截至二零二四年六月三十日止六個月內並無重大投資、收購及出售。

Corporate Governance and Other Information

企業管治和其他資料

EVENTS AFTER THE REPORTING PERIOD

The terms of office of PricewaterhouseCoopers (“PwC”) as the auditors of the Company for the year ended 31 December 2023 expired at the conclusion of the annual general meeting of the Company for the year ended 31 December 2023 held on 14 June 2024 and PwC was not reappointed as the auditors of the Company. On 24 July 2024, the Company appointed Baker Tilly Hong Kong Limited as the auditor of the Company to hold office until the conclusion of the next annual general meeting of the Company. For further information, please refer to the announcements of the Company dated 24 May 2024, 4 July 2024 and 24 July 2024 and the circular of the Company dated 8 July 2024.

Save as disclosed above and in this report, there have been no significant events occurring after the end of the Period and up to the date of this report.

INFORMATION REQUIRED TO BE DISCLOSED PURSUANT TO RULE 13.51B OF THE LISTING RULES

As at the date of this report, the Directors confirmed that no information is required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules and none of the Directors or senior management had any relationship with any other Directors or senior management

AUDIT COMMITTEE

The Company established the Audit Committee with written terms of reference in compliance with Rule 3.21 of the Listing Rules and paragraph D.3.3 of the CG Code as at 15 June 2021. The primary duties of the Audit Committee include providing an independent view of the effectiveness of the financial reporting, risk management and internal control system, overseeing the audit process, developing and reviewing its policies, and performing other duties and responsibilities as assigned by the Board. The Audit Committee comprises three members, namely Mr. Alfred Shu Shum Lai, Ms. Katherine Rong Xin and Ms. Lu Mei, all being independent non-executive Directors. Mr. Alfred Shu Shum Lai is the chairperson of the Audit Committee who possesses appropriate professional qualifications or accounting or related financial management expertise as required under Rule 3.10(2) of the Listing Rules.

報告期後事項

羅兵咸永道會計師事務所（「羅兵咸永道」）作為本公司截至二零二三年十二月三十一日止年度核數師的任期，已於本公司於二零二四年六月十四日舉行的截至二零二三年十二月三十一日止年度股東週年大會結束時屆滿，而羅兵咸永道並未獲續聘為本公司核數師。於二零二四年七月二十四日，本公司委任天職香港會計師事務所有限公司為本公司核數師，任期直至本公司下屆股東週年大會結束為止。有關進一步資料，請參閱本公司日期為二零二四年五月二十四日、二零二四年七月四日及二零二四年七月二十四日的公告及本公司日期為二零二四年七月八日的通函。

除上文及本報告所披露者外，於本期間結束後至本報告刊發日期，並無發生任何重大事項。

根據上市規則第 13.51B 條須予披露的資料

截至本報告日期，董事確認概無資料須根據上市規則第 13.51B(1) 條予以披露，而董事或高級管理層並無與任何其他董事或高級管理層有任何關係。

審核委員會

本公司已於二零二一年六月十五日根據上市規則第 3.21 條及企業管治守則第 D.3.3 段成立審核委員會，並制定書面職權範圍。審核委員會之主要職責為就財務申報、風險管理及內部監控系統的成效提供獨立意見、監督審核程序、制訂及檢討政策以及履行董事局指派的其他職責及責任。審核委員會由三名成員組成，分別為黎樹深先生、Katherine Rong Xin 女士及魯梅女士，彼等均為獨立非執行董事。黎樹深先生為審核委員會主席，並具備上市規則第 3.10(2) 條所規定的適當專業資格或會計或有關財務管理的專業知識。

Corporate Governance and Other Information

企業管治和其他資料

REVIEW OF INTERIM FINANCIAL PERFORMANCE

The unaudited interim condensed consolidated financial performance of the Group for the six months ended 30 June 2024 are unaudited but have been reviewed and approved by the Audit Committee, which was of the opinion that the preparation of the results complied with the applicable accounting standards and requirements as well as the Listing Rules, and adequate disclosures have been made. The Audit Committee has also reviewed the accounting principles and practices adopted by the Group and discussed auditing, risk management, internal control and financial reporting matters.

By order of the Board

Landsea Green Life Service Company Limited

Mr. Tian Ming

Executive Director and Chairman of the Board

Hong Kong, 30 August 2024

* *For identification purposes only*

審閱中期財務業績

本集團截至二零二四年六月三十日止六個月的未經審核中期簡明綜合財務業績未經審核，但已由審核委員會審閱及批准，審核委員會認為，編製有關業績已遵守適用會計準則及規定以及上市規則並已作出充分披露。審核委員會亦已審閱本集團所採納的會計準則及慣例，並討論有關審核、風險管理、內部監控及財務報告事項。

承董事局命

朗詩綠色生活服務有限公司

田明先生

執行董事兼董事長

香港，二零二四年八月三十日

