



# 建业新生活

CENTRAL CHINA NEW LIFE

建業新生活有限公司  
Central China New Life Limited

(Incorporated in the Cayman Islands with limited liability)

(於開曼群島註冊成立的有限公司)

Stock Code 股票代號：9983

# INTERIM REPORT 2021

## 中期報告



# 建业+

让中原人民都过上好生活

胡葆森

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# CORPORATE INFORMATION

## 公司資料

### BOARD OF DIRECTORS

#### Executive Directors

Mr. Wang Jun (Chairman)  
Mr. Cai Bin (resigned on 26 March 2021)  
Mr. Wang Qian (appointed on 26 March 2021)

#### Non-executive Directors

Ms. Wu Lam Li  
Ms. Min Huidong

#### Independent Non-executive Directors

Mr. Leong Chong  
Ms. Luo Laura Ying  
Ms. Xin Zhu

### BOARD COMMITTEES

#### Audit Committee

Ms. Xin Zhu (Chairman)  
Mr. Leong Chong  
Ms. Luo Laura Ying

#### Remuneration Committee

Ms. Luo Laura Ying (Chairman)  
Mr. Leong Chong  
Mr. Wang Jun

#### Nomination Committee

Mr. Wang Jun (Chairman)  
Mr. Leong Chong  
Ms. Xin Zhu

### CHIEF EXECUTIVE OFFICER

Mr. Wang Jun

### COMPANY SECRETARY

Ms. To Yee Man (resigned on 31 August 2021)  
Mr. Tsang Ho Pong (appointed on 31 August 2021)

### REGISTERED OFFICE

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

### PRINCIPAL PLACE OF BUSINESS IN THE PRC

Unit 1905, PICC Plaza  
No. 24 Shangwu Waihuan Road  
Zhengdong New District  
Zhengzhou, Henan Province  
PRC

### PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Room 7706, 77/F  
International Commerce Center  
No. 1 Austin Road West  
Kowloon  
Hong Kong

### 董事會

#### 執行董事

王俊先生(主席)  
蔡斌先生(於2021年3月26日辭任)  
王乾先生(於2021年3月26日獲委任)

#### 非執行董事

李琳女士  
閔慧東女士

#### 獨立非執行董事

梁翔先生  
羅瑩女士  
辛珠女士

### 董事會委員會

#### 審核委員會

辛珠女士(主席)  
梁翔先生  
羅瑩女士

#### 薪酬委員會

羅瑩女士(主席)  
梁翔先生  
王俊先生

#### 提名委員會

王俊先生(主席)  
梁翔先生  
辛珠女士

### 首席執行官

王俊先生

### 公司秘書

杜依雯女士(於2021年8月31日辭任)  
曾浩邦先生(於2021年8月31日獲委任)

### 註冊辦事處

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

### 中國主要營業地點

中國  
河南省鄭州市  
鄭東新區商務外環路24號  
中國人保大廈1905室

### 香港主要營業地點

香港  
九龍  
柯士甸道西一號  
環球貿易廣場  
77樓7706室

## PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

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

## HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

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

## PRINCIPAL BANKERS

Bank of China (Hong Kong) Limited  
Industrial and Commercial Bank of China (Asia) Limited

## LEGAL ADVISERS

### As to Hong Kong Law

Hogan Lovells

### As to Cayman Islands Law

Conyers Dill & Pearman

## INDEPENDENT AUDITORS

PricewaterhouseCoopers  
Certified Public Accountants  
Registered Public Interest Entity Auditor

## COMPLIANCE ADVISER

Ballas Capital Limited

## WEBSITE OF THE COMPANY

[www.ccnewlife.com.cn](http://www.ccnewlife.com.cn)

## SHAREHOLDERS' INFORMATION

### Share listing

The Company's shares are listed on the Main Board of  
The Stock Exchange of Hong Kong Limited

### Ordinary Shares (as at 30 June 2021)

Shares outstanding: 1,265,343,000 shares  
Nominal value: HK\$0.01 per share

## INVESTOR RELATIONS CONTACT

Email address: [ir@ccnewlife.com.cn](mailto:ir@ccnewlife.com.cn)

## 主要股份過戶登記處

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

## 香港股份過戶登記分處

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

## 主要往來銀行

中國銀行(香港)有限公司  
中國工商銀行(亞洲)有限公司

## 法律顧問

### 關於香港法律

霍金路偉律師行

### 關於開曼群島法律

康德明律師事務所

## 獨立核數師

羅兵咸永道會計師事務所  
執業會計師  
註冊公眾利益實體核數師

## 合規顧問

博思融資有限公司

## 公司網站

[www.ccnewlife.com.cn](http://www.ccnewlife.com.cn)

## 股東資料

### 股份上市

本公司股份於香港聯合交易所有限公司  
主板上市

### 普通股(於2021年6月30日)

已發行股份: 1,265,343,000股  
面值: 每股0.01港元

## 投資者關係聯絡方式

電郵地址: [ir@ccnewlife.com.cn](mailto:ir@ccnewlife.com.cn)

# CORPORATE PROFILE

## 公司簡介

Central China New Life Limited (hereinafter referred to as “CCNL” or the “Company”, together with its subsidiaries hereinafter referred to as the “Group”, stock code: 9983.HK) was incorporated in the Cayman Islands on 16 October 2018 as an exempt company with limited liability, which was listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) on 15 May 2020 (the “Listing Date”).

We are the largest property management service provider in central China region (being a geographical region that covers the central area of China, including the provinces of Henan, Hubei, Hunan, Jiangxi, Shanxi and Anhui) by total GFA under management as at 31 December 2020 and total revenue for the year ended 31 December 2020. Throughout more than two decades of operating history, we have significantly grown our business and operations. We believe our prospects and the pursuit of better living experience and lifestyle by the people in Henan are inseparable. We believe our well established operating history affords us a trusted and reputable brand which in turn enables us to continue to offer a full spectrum of services that can satisfy our customers’ diverse needs and effectively improve their living quality.

As at 30 June 2021, our property management and value-added services covered all 18 prefecture-level cities (and also 100 of the 102 county-level cities) in Henan as well as outside Henan Province (including 7 provinces of Shaanxi Province, Shanxi Province, Hebei Province, Anhui Province, Hubei Province, Xinjiang and Hainan), and we served more than 1.8 million property owners and residents in 586 properties. We manage a diversified portfolio of properties, including residential properties, shopping malls, cultural tourism complexes, commercial apartments, office buildings, schools, hospitals and properties of governmental agencies. We ranked 12th and 11th among the Top 100 Property Management Companies in China in 2020 and 2021, respectively.

We focus on serving our customers’ diverse needs and enriching the list of goods and services within the geographic areas which we cover: where they stay, where they travel, what they eat and how they relax. We believe our competitive edge is the extensive network of goods and services we offer, coupled with our deep understanding of market demands and our capabilities in data analytics. Through frequent interactions with our customers, we have gained a deep understanding of customer needs and preferences. Combined with our strong resource consolidation, online-to-offline synergy and cross-selling capabilities, we are able to identify and deliver desirable services and products within our network and constantly refine our offering to better satisfy customer needs. By providing these services, we are able to aggregate significant consumer information which helps us cater to our customers with more tailor-made services.

建業新生活有限公司(下稱「建業新生活」或「本公司」，連同其附屬公司統稱「本集團」，股票編號：9983.HK)於2018年10月16日在開曼群島註冊成立為獲豁免有限公司，並於2020年5月15日(「上市日期」)在香港聯合交易所有限公司(「聯交所」)主板上市。

本公司按於2020年12月31日的在管總建築面積及截至2020年12月31日止年度的總收入計為中部地區(該地理區域覆蓋中國中部地區，包括河南省、湖北省、湖南省、江西省、山西省及安徽省)最大的物業管理服務提供商。縱觀我們二十多年的經營歷史，我們的業務及營運已實現顯著增長。我們的前景與河南人民對更好生活體驗及生活方式的追求是密不可分的。我們源遠流長的經營歷史使我們建立起值得信賴且信譽良好的品牌，從而使我們得以持續提供全方位服務，滿足客戶的多樣化需求並有效提高其生活質量。

於2021年6月30日，我們的物業管理及增值服務覆蓋河南省全省18個地級市(以及102個縣級城市中的100個縣級城市)及河南省外(包含陝西省、山西省、河北省、安徽省、湖北省、新疆及海南7省)，且我們服務586項物業中逾180萬名業主及住戶。我們管理各種物業組合，包括住宅物業、商場、文化旅遊綜合體、商業用公寓、辦公樓、學校、醫院及政府機關物業。我們於2020年及2021年分別位列中國物業服務百強企業第12名、第11名。

我們專注於為客戶提供服務以滿足其多樣化需求，並豐富我們所覆蓋地區內的商品及服務種類：其居於何處、去往何處、吃何種食物及如何休閒。我們認為，我們的競爭優勢在於我們提供廣泛的生活服務網絡、對市場需求有深入了解及數據分析能力。通過與客戶頻繁互動，我們對客戶的需求及偏好了深入了解。結合我們強大的資源整合、線上至線下協同及交叉銷售能力，我們能夠識別並在我們的網絡中交付令客戶滿意的服務及產品，並不斷改善我們所提供的服務及產品以更好地滿足客戶的需求。通過提供該等服務，我們能夠整合大量消費者資料，從而可向客戶提供更多定制服務。

Over the years, we have received numerous awards in recognition of our service quality. According to the research results of 2021 China Top 100 Property Management Companies issued by China Index Academy (中指研究院) and China Real Estate TOP10 Research (中國房地產TOP10研究組), we ranked 11th on the list of “China’s Top 100 Property Management Companies (2021中國物業服務百強企業)”, one spot higher from last year’s 12th. In addition, according to the research result published by the China Real Estate Appraisal (中國房地產測評中心) of Shanghai E-House Real Estate Research Institute (上海易居房地產研究院), we were awarded the “2021 Leading Enterprise in Market Development Capabilities of Listed Property Companies in China (2021中國物業上市公司市拓能力領先企業)”. At the 2021 Guandian Property Conference and China Property Service Excellence Awards Ceremony (2021觀點物業大會暨中國物業服務卓越榜頒獎典禮), we were awarded the “2021 China TOP20 Listed Property Service Company Financial Performance (8th place) (2021中國物業服務上市企業財務表現TOP20(排名第8位))” and the “2021 China TOP50 Property Service Company (14th place) (2021中國物業服務企業TOP50 (排名第14位))”. At the 2021 Press Conference on the Research Results of Listed Real Estate Companies in China and the 19th Industry-City Integration Investment and Financing Conference (2021中國房地產上市公司研究成果發布會暨第十九屆產城融合投融資大會), we were awarded the “2021 China TOP10 Listed Property Service Companies by Comprehensive Strength (2021中國物業服務上市公司綜合實力TOP10)”, and the “2021 China Listed Property Service Enterprise with Excellent Investment Value (2021中國上市物業服務投資價值優秀企業)”.

We believe our three main business segments, namely property management and value-added services, lifestyle services and commercial property management and consultation services, echo with the Group’s philosophy which is to enrich the living experience and lifestyle of all the people in Central China (我們的使命是讓中原人民都過上好生活).

多年來，我們的服務質量屢獲嘉許。據中指研究院與中國房地產TOP10研究組發布的2021中國物業服務百強企業研究成果，我們榮登2021中國物業服務百強企業榜單第11名，較去年的第12名更進一步。此外，根據上海易居房地產研究院中國房地產測評中心發布的2021中國房地產及物業上市公司研究成果，我們榮獲「2021中國物業上市公司市拓能力領先企業」。在2021觀點物業大會暨中國物業服務卓越榜頒獎典禮上，我們取得「2021中國物業服務上市企業財務表現TOP20(排名第8位)」及「2021中國物業服務企業TOP50(排名第14位)」。在2021中國房地產上市公司研究成果發布會暨第十九屆產城融合投融資大會上，我們榮獲「2021中國物業服務上市公司綜合實力TOP10」及「2021中國上市物業服務投資價值優秀企業」。

我們認為，我們的三個主要業務分部(即物業管理及增值服務、生活服務及商業資產管理及諮詢服務)與「我們的使命是讓中原人民都過上好生活」這一集團理念相呼應。

# CHAIRMAN'S STATEMENT

## 主席報告

Dear Shareholders:

On behalf of the board of directors (the "Board") of Central China New Life Limited, I am pleased to present the interim results of the Company and its subsidiaries for the six months ended 30 June 2021.

On 20 July, Henan experienced a once-in-a-thousand-years heavy rain, while several national meteorological observation stations in Zhengzhou observed a record high daily rainfall volume in history. There were suspension of water and power supply, shortage in materials, and people trapped waiting for rescue. People from all walks of life are concerned about the storm in Henan. In the face of the storm, we witness again the power of property owners in taking their responsibilities.

Following the COVID-19 pandemic, property management companies were once again on the front line of disaster prevention and response. The sudden outbreak of COVID-19 in 2020 has brought property service companies to the public with a brand-new attitude. Being highly praised and recognized by all sectors of the society, the value of property service companies was being aware of again. Such rare disaster of heavy rainstorm in Henan has also demonstrated the positive significance of property service companies to participate in community governance, and once again highlighted the "last kilometer (最後一公里)" service value of property service companies.

The Company has been successfully listed on the Main Board of the Stock Exchange for more than a year since 15 May 2020. Over the past year, CCNL has achieved remarkable performance and fruitful results. In terms of property management service and value-added services, the total GFA under management was approximately 115 million sq.m., and the contracted GFA was approximately 209 million sq.m., further expanding our management scale. In terms of lifestyle services, the "Jianye+ (建業+)" membership system has been improving. In the first half of the year, the total number of registered users reached 4.70 million. The total transaction volume reached RMB622 million. In terms of commercial property management and consultation services, Unique in Henan Drama Magic City (只有河南•戲劇幻城) has been opened for visitors, which facilitated the promotion of the culture of Henan, and the film town has recently become a landmark in Henan for internet celebrities, creating a beautiful scenery of Zhengzhou's "night economy (夜經濟)". In terms of digital intelligent transformation and upgrading, the property smart supply chain project was launched, and the smart service standards continued to be exported, leading to a reduction in costs, an improvement in quality and an enhancement in efficiency.

致各位股東：

本人謹代表建業新生活有限公司董事會（「董事會」）欣然提呈本公司及其附屬公司截至2021年6月30日六個月的中期業績。

7月20日，河南突降千年一遇的暴雨，鄭州市多個國家級氣象觀測站日降雨量突破有氣象記錄以來歷史極值。停水、停電、物資短缺、有人被困等待救援。暴雨中的河南，牽動著所有人的心。在暴風雨面前，我們又一次看到了，物業人責任擔當的力量。

繼新冠肺炎之後，物業服務企業又一次站在了防災抗災的第一線。2020年突如其來新冠肺炎疫情，讓物業服務企業以一種全新的姿態走進了人們的視線。受到了社會各界的高度贊譽和認可，物業服務企業價值被重新認知。而此次河南罕見的特大暴雨災害，又一次充分體現了物業服務企業參與社區治理的積極意義，再次凸顯了物業服務企業「最後一公里」的服務價值。

本公司自2020年5月15日成功在聯交所主板掛牌上市後，距今已一年有餘。一年來，建業新生活業績顯著，收穫頗豐。在物業管理服務和增值服務方面，總在管面積約1.15億平方米，合約面積約2.09億平方米，管理規模進一步擴大。在生活服務方面，「建業+」會員體系日臻完善，總註冊用戶數達470萬，總交易額達到6.2億元人民幣。在商業資產管理及諮詢服務方面，只有河南•戲劇幻城開城納客，助力河南文化「出圈」，電影小鎮新晉河南網紅打卡地標，成為鄭州「夜經濟」亮麗風景線。在數智化轉型升級方面，物業智慧化供應鏈項目啓動，智慧化服務標準持續輸出，降本提質增效提升。

I would like to take this opportunity to express my sincere gratitude to all shareholders (the "Shareholders") for their continuous support and care to CCNL. I would also like to thank all our colleagues for their devotion and dedication.

At present, we are standing at the historical juncture of major changes that have not been seen in the world over a century. China's economy has gradually entered a new stage of "dual circulation (雙循環)" development pattern. The new urbanisation development led by the intelligent upgrading of the industry and the metropolitan circle of urban clusters has become an important driving force to promote "dual circulation (雙循環)". The local lifestyle services have also gradually become the new focus of China's industrial upgrades. As a connection point between residents and the society, the property management industry will also usher in unprecedented development opportunities in the field of local lifestyle services.

Driven by the continuous urbanisation, the upgrading of household consumption and the encouraging policies, coupled with technology empowerment and capital dividends, the property management industry has entered a period of rapid development, becoming an important part of expanding domestic demand and promoting consumption. High-quality lifestyle services companies are also breaking through their development bottlenecks by making innovations and changes to enhance service quality and efficiency. They play major roles in the lifestyle services industry by adjusting strategic layout, standardizing services output, cultivating brand value, applying intelligent scenarios and refining operation management.

As a new lifestyle services provider, CCNL was established on the demand for a "better life (美好生活)", and its businesses cover property management and value-added services, lifestyle services, commercial property management and consultation services. It provides a series of lifestyle services, including property management, quality lifestyle, community services, cultural tourism, education, sports, hotels, commerce and rural complex, to over 1.8 million property owners, 4.7 million "Jianye+ (建業+)" users and 50 million business visitors.

在此特別感謝所有股東(「股東」)對建業新生活一如既往地支持和厚愛，也由衷地感謝全體同事竭忠盡智的努力及付出。

當前，我們正站在世界百年未有之大變局的歷史關口，中國經濟逐步進入「雙循環」發展格局的新階段，以產業智慧化升級和城市群都市圈為主導的新型城市化發展成為促進「雙循環」的重要動力，本地生活服務也逐漸成為中國產業升級的新一個焦點戰場。作為居民和社會的連接點，物管行業也必將在本地生活服務領域迎來前所未有的發展機遇。

在城鎮化持續推進、居民消費升級、鼓勵性政策的推動下，疊加科技賦能與資本紅利，物管行業邁入快速發展期，成為擴內需、促消費的重要組成部分。高品質的生活服務公司也通過戰略化布局調整、標準化服務輸出、品牌化價值淬煉、智慧化場景運用、精細化運營管理等方式，創新求變以突破發展瓶頸，提高服務質量和效率，發揮出生活服務業的重大作用。

建業新生活作為新型生活方式服務商，建立在「美好生活」的需求之上，旗下業務涵蓋了物業管理及增值服務、生活服務、商業資產管理及諮詢服務，為超過180萬業主、470萬「建業+」用戶、5,000萬商業客流提供包括物業管理、優選生活、社群服務、文化旅游、教育、體育、酒店、商業、田園綜合體等在內的一系列生活服務內容。



At the beginning of 2021, the Company proposed the strategy of “expanding the base and serving the Greater Central China (擴大根據地·服務大中原)”. Its products and services cover a 500-kilometer radius Greater Central China region with Zhengzhou as the center. Under CCNL’s “big tree theory (大樹理論)”, the products and services of CCNL are mature seeds, which have a self-development power like dandelions, to form a new local lifestyle through combining with regional culture. CCNL has established its own sophisticated product system with independent operation capabilities, as well as the capabilities to integrate, realize and transform online and offline resources, aiming to take root in and serve the Greater Central China region.

With dedication and great efforts in adjusting business layout, the Company has been achieving fruitful results. According to the research results of 2021 China Top 100 Property Management Companies issued by China Index Academy (中指研究院) and China Real Estate TOP10 Research (中國房地產TOP10研究組), CCNL ranked 11th among the “2021 China Top 100 Property Management Companies (2021中國物業服務百強企業)” with outstanding performance, up by one position as compared to that of last year. CCNL was awarded the “2021 Leading Enterprise in Market Development Capabilities of Listed Property Companies in China (2021中國物業上市公司市拓能力領先企業)” by the China Real Estate Appraisal (中國房地產測評中心) of Shanghai E-House Real Estate Research Institute (上海易居房地產研究院). At the 2021 Guandian Property Conference and China Property Service Excellence Awards Ceremony (2021觀點物業大會暨中國物業服務卓越榜頒獎典禮), CCNL was awarded the “2021 China TOP20 Listed Property Service Company Financial Performance (8th place) (2021中國物業服務上市企業財務表現TOP20 (排名第8位))” and the “2021 China TOP50 Property Service Company (14th place) (2021中國物業服務企業TOP50 (排名第14位))”, leading the development of the industry. At the 2021 Press Conference on the Research Results of Listed Real Estate Companies in China and the 19th Industry-City Integration Investment and Financing Conference (2021中國房地產上市公司研究成果發布會暨第十九屆產城融合投融資大會), CCNL was awarded the “2021 China TOP10 Listed Property Service Companies by Comprehensive Strength (2021中國物業服務上市公司綜合實力TOP10)”, and the “2021 China Listed Property Service Enterprise with Excellent Investment Value (2021中國上市物業服務投資價值優秀企業)”.

2021年初，公司提出「擴大根據地·服務大中原」的戰略，產品和服務覆蓋以鄭州為中心，500公里為半徑的大中原區域。在建業的「大樹理論」之下，建業新生活的產品及服務是一顆顆成熟的種子，它像蒲公英一樣自帶發展力，與區域文化相結合，形成嶄新本地生活方式，將自己成熟的產品體系，獨立的運營能力，以及線上線下資源整合、變現轉化的能力，落地生根，服務大中原區域。

潛心布局，深耕不輟結碩果。據中指研究院、中國房地產TOP10研究組發布的2021中國物業服務百強企業研究成果，建業新生活以優異的表現榮膺「2021中國物業服務百強企業第11位」，較去年又上升一位。上海易居房地產研究院中國房地產測評中心發布的2021中國房地產及物業上市公司研究成果，建業新生活榮獲「2021中國物業上市公司市拓能力領先企業」，公司外拓能力得到行業高度認可。在2021觀點物業大會暨中國物業服務卓越榜頒獎典禮上，建業新生活摘得「2021中國物業服務上市企業財務表現TOP20(排名第8位)」及「2021中國物業服務企業TOP50(排名第14位)」雙榜單，引領行業發展。在2021中國房地產上市公司研究成果發布會暨第十九屆產城融合投融資大會上，建業新生活榮獲「2021中國物業服務上市公司綜合實力TOP10」，「2021中國上市物業服務投資價值優秀企業」。

**In the first half of 2021, the Company mainly carried out the following key tasks, and achieved the following results:**

**The Company accelerated the pace of market-oriented expansion and recorded steady growth in results and revenue.**

In the first half of the year, with the strong capability to expand its basic property management, the Company further expanded its management scale. Under the guidance of the Great Central China strategy, CCNL gave full play to the advantages of synergistic development of multiple business segments, provided serialized product services for various cities, and formed an ecological system which is closely connected to and interdependent with the development of cities and regions, achieving a larger-scale and higher-quality development of the enterprise. By undertaking projects Central China Real Estate Limited ("CCRE") and Central China Management Company Limited ("CCMC") outside Henan Province, merging and acquiring projects outside Henan Province and carrying out third-party expansion, we have expanded our business and extended our brand advantages. In the first half of 2021, the newly contracted GFA was 21.97 million sq.m., of which 66.1% was from third party expansion, and 74.4% of the newly contracted residential GFA were first-hand properties, demonstrated a robust expansion of the market.

**The Company reshaped the digital intelligent service model and paved a new path for cost reduction and efficiency enhancement.**

In the first half of the year, the Company launched an intelligent property supply chain project. By using intelligent means, we established effective linkage between business and customers, and empowered more small and medium-sized property companies in the industry. On the one hand, the Company delivered standardized and digital intelligent property services to the market in mass, thereby obtaining more customers and improving customer satisfaction. On the other hand, the Company comprehensively promoted digital and intelligent transformation, strengthened the driving force of technological innovation, paved a new path for cost reduction and efficiency enhancement, with a view to accelerating the pace of strategic upgrade, management upgrade and service upgrade.

**The Company improved and refined management level and clarified the content of value-added services.**

CCNL continued to explore the potential value of community space and the needs of property owners, and has formed a property management and value-added service system covering six major service units, which include property services, community value-added services and smart community solutions. In the first half of the year, the Company also focused on the field of home furnishing services, providing diversified and differentiated value-added services such as turnkey furnishing, enclosed balcony and new community retail.

2021年上半年，本公司主要開展以下重點工作及取得的成果：

加快市場化拓展步伐，業績營收穩健增長。上半年，公司基礎物業管理外拓能力強勁，管理規模進一步擴大。在大中原戰略的指引下，建業新生活充分發揮多業態協同發展優勢，為各個城市提供系列化產品服務，與城市和區域發展結成緊密連接、相互依存的生態體系，實現企業更大規模和更高質量的發展。通過承接建業地產股份有限公司（「建業地產」）及中原建業有限公司（「中原建業」）的省外項目，省外收併購以及第三方外拓，開疆拓土，延續品牌優勢。2021上半年新增合約面積2,197萬平方米，其中66.1%來自第三方外拓，且新增住宅合約面積中74.4%為一手盤，市場外拓能力表現強勁。

重塑數智化服務模式，開闢降本增效新路徑。上半年，公司啓動物業智慧化供應鏈項目，通過智慧化手段運用，完成B端與C端的有效聯動，賦能行業內的更多中小型物業公司，一方面為市場批量輸送標準化、數智化的物業服務，進而獲取更多的客戶，提高客戶的滿意度。另一方面全面推動公司數智化轉型，增強科技創新驅動力，開闢降本增效新路徑，加快戰略升級、管理升級和服務升級步伐。

提升精細化管理水平，明晰增值服務內容。建業新生活不斷挖掘潛在社區空間價值和業主需求，組成了涵蓋物業服務、社區增值服務、智能社區解決方案等六大服務單元的物業管理與增值服務體系，上半年，公司還專注於美居服務領域，提供拎包入住、封裝陽臺和嶄新社區零售等多元化、差異化的增值服務。

**The Company adhered to the differentiated operation strategy, and opened up the offline traffic entrance of "Jianye+ (建業+)".**

"Jianye+ (建業+)" APP operates in the form of private domain traffic. Through the integration of various resources, the whole-chain services from product services to property owner customers have been opened up, which enables property owners and customers to receive better services and have more choices. As such, the second growth curve of CCNL was established. As of 30 June, "Jianye+ (建業+)" had over 4.7 million registered users and over 640,000 members. In the first half of the year, "Jianye+ (建業+)" launched various large-scale events, such as the New Year Shopping Festival, the 618 Mid-year Sales Campaign and GOME's Million Subsidies to Property Owners, among which, the New Year Shopping Festival event generated over 220 thousand transactions and reached 1.55 million monthly active users, and the 618 Mid-year Sales Campaign set a new daily sales record of the platform.

**The Company deeply explored the personalized customer needs and customized the service contents of the membership system.**

Adhering to its "customer-centric" corporate philosophy, CCNL constantly upgraded its membership service system based on the consumption upgrade and diversified needs of people, and continued to contribute for creating better lifestyle. The Central China Consumers Club (君鄰會) has built a gradually improved customized Central China Consumers Club Happiness System, connecting physical communities with virtual communities and bringing back traditional neighbor relationship. At the same time, the "Jianye+ (建業+)" APP has been linked to the Jianye's large service system. To enhance premium local life scenarios, the Company provided platform members with basic community services, including life services in catering, housing, traveling, entertainment, shopping and other aspects, and value-added membership services such as one-on-one daily housekeepers, high-end customisation, wealth management, etc., so that members may enjoy a better new life.

**With innovative and diversified business ideas, commercial property management and consultation services have started to make progress while maintaining stability.**

CCNL's business segments such as hotel management, commercial property management, rural complex and cultural tourism complex management continued to make good progress under the anti-epidemic work. In particular, Unique in Henan Drama Magic City (只有河南·戲劇幻城) has been opened for visitors, and was frequently mentioned by CCTV channels. The activities of such CCNL's film town were splendid, brightening up the night economy of the city and making it a brand-new representation of Zhengzhou's "night economy (夜經濟)".

秉持差異化運營策略，打通「建業+」線下流量入口。「建業+」APP，以私域流量的方式運營，通過各類資源整合，打通了從產品服務到業主客戶的全鏈條服務，使業主和客戶得到更好的服務和更多的選擇，開闢出建業新生活第二增長曲線。截至6月30日，「建業+」累計註冊用戶超470萬人，會員數超64萬人。上半年「建業+」推出「年貨節」，「618年中大促」、「國美百萬補貼建業業主」等多個大型活動，其中「年貨節」活動訂單量超過22萬，月活躍用戶達155萬人次，「618年中大促」打破平台單日銷售紀錄。

深挖個性化客戶需求，定制會員體系服務內容。建業新生活秉承「一切以客戶為中心」的企業理念，圍繞人民消費升級和多元需求，不斷迭代升級會員服務體系，持續為美好生活加碼。君鄰會已構建了一套日臻完善的定制化君鄰幸福系統，打通實體社區與虛擬社群的藩籬，讓鄰里關係回歸傳統。與此同時，「建業+」APP，鏈接建業大服務體系，改進本地生活場景，為平台會員提供基礎社區服務，包含食、住、行、游、娛、購等多領域的生活服務，一對一生活管家、高端定制、財富管理等會員增值服務，讓會員悅享美好新生活。

創新多元化經營思路，商業資產管理及諮詢服務穩中求進開新局。建業新生活旗下酒店管理、商業資產管理、田園綜合體、文化旅游綜合體管理等業務板塊持續發力，在疫情防控之下，持續向好發展。尤其是只有河南·戲劇幻城開業「出圈」，頻頻登陸央視頻道，建業電影小鎮活動精彩紛呈，點亮城市夜經濟，成為鄭州「夜經濟」一張嶄新的名片。

During the six months ended 30 June 2021 (the "Period"), CCNL achieved a half-year revenue of RM1,563.8 million, representing an increase of approximately 47.4% from RMB1,061.2 million for the same period in 2020. Net profit for the Period reached RMB270.8 million, representing an increase of more than 43.3% from RMB189.0 million for the same period in 2020.

CCNL has actively established its presence on the five-layer market of provinces, cities, counties, towns and villages across eight provinces in Central China. The types of properties cover residential properties, commercial properties, office buildings, stadiums, special small towns, rural complexes, schools, hospitals, parks, urban services for the "Three Supplies and Property Management (三供一業)" project, etc. It has 586 property projects under management, providing caring services for over 1.8 million property owners.

Relying on dense resource coverage, quality service provision and sticky customer base, CCNL has shown unlimited tension in its strategy of moving towards and serving the Greater Central China region, whether as a service anchor or for external extension capability. We firmly believe that CCNL will stand out and succeed in the track of lifestyle services.

In the future, CCNL will also firmly create value for customers in long term, enhance in-depth cognitive ability, improve organisational learning ability, provide organisational innovation and improve our overall competitiveness. By constantly exploring people's pursuit of a better life, we will provide better products and better services for our customers, move towards and serve the greater Central China region.

We will keep moving up under the spotlight!

With extensive experience, we are heading to a brighter future!

**Wang Jun**  
Chairman

12 August 2021

截至2021年6月30日止六個月(「期內」)，建業新生活實現半年收入人民幣1,563.8百萬元，較2020年同期收入人民幣1,061.2百萬元增長約47.4%。期內淨利潤達人民幣270.8百萬元，較2020年同期淨利潤人民幣189.0百萬元增長超過43.3%。

建業新生活積極布局中部八省的省、市、縣、鎮、村五級市場，物業類型涵蓋住宅、商業、寫字樓、體育場、特色小鎮、田園綜合體、學校、醫院、公園、「三供一業」項目城市服務等，在管物業項目數586個，貼心服務逾180萬業主。

建業新生活依托高密度的資源覆蓋、高質量的服務提供以及高粘性的客戶群體，在走向大中原、服務大中原的戰略中，不論是從服務錨點，還是對外延展能力，都顯現著無限的張力。我們堅信，建業新生活一定會在生活服務賽道上脫穎而出，取得成功。

未來，建業新生活也將堅定地、長期地為客戶去創造價值，提高深度認知能力，提高組織學習力，提供組織創新力，提高整體競爭力，不斷探索人們對美好生活的追求，為我們的客戶提供更好的產品和更好的服務，走向大中原，服務大中原。

循道追光，不斷前行！

以史為鑒，開創未來！

主席  
王俊

2021年8月12日

# FINANCIAL HIGHLIGHTS

## 財務摘要

### SUMMARY OF COMPREHENSIVE INCOME

For the period ended 30 June

### 全面收益表概要

截至6月30日止期間

		2021 2021年	2020 2020年	Changes 變動
Revenue (RMB'000)	收入(人民幣千元)	1,563,827	1,061,186	47.4%
Gross profit (RMB'000)	毛利(人民幣千元)	501,803	367,510	36.5%
Gross profit margin	毛利率	32.1%	34.6%	-2.5%
Net profit (RMB'000)	淨利潤(人民幣千元)	270,771	188,965	43.3%
Net profit margin	淨利潤率	17.3%	17.8%	-0.5%
Profit attributable to shareholders of the Company (RMB'000)	本公司股東應佔利潤(人民幣千元)	260,168	183,814	41.5%
Basic earnings per share (RMB)	每股基本盈利(人民幣元)	0.21	0.19	10.5%
Diluted earnings per share (RMB)	每股攤薄盈利(人民幣元)	0.20	0.18	11.1%
Interim dividends per share (HK cent)	每股中期股息(港仙)	14.5	6.6	119.7%

### SUMMARY OF BALANCE SHEET

### 資產負債表概要

		As at 30 June 2021 於2021年 6月30日	As at 31 December 2020 於2020年 12月31日	Changes 變動
Total cash (including cash and cash equivalents and restricted bank deposits) (RMB'000)	總現金(包括現金及現金等價物以及受限制銀行存款)(人民幣千元)	2,612,738	2,218,819	17.8%
Total assets (RMB'000)	總資產(人民幣千元)	4,510,674	4,249,979	6.1%
Total liabilities (RMB'000)	總負債(人民幣千元)	1,679,030	1,532,629	9.6%
Total equity (including non-controlling interests) (RMB'000)	總權益(包括非控股權益)(人民幣千元)	2,831,644	2,717,350	4.2%
Equity attributable to shareholders of the Company (RMB'000)	本公司股東應佔權益(人民幣千元)	2,761,309	2,691,344	2.6%
Current ratio <sup>(1)</sup>	流動比率 <sup>(1)</sup>	2.7 times倍	2.7 times倍	0.0 times倍
Net asset value per share (RMB)	每股資產淨值(人民幣元)	2.24	2.18	2.8%

Note:

(1) calculated based on the Group's total current assets divided by the Group's total current liabilities

附註：

(1) 用集團的總流動資產除以集團的總流動負債計算得出

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論與分析

### Business Review

Over the years, we have successfully expanded our business from property management and value-added services to lifestyle services and commercial property management and consultation services. Our business now consists of three major segments. For the six months ended 30 June 2021 (“Period”), with rapid growth in its business, the Group continuously optimized its income structure and steadily enhanced its operating efficiency. During the Period, the Group’s revenue amounted to RMB1,563.8 million, representing an increase of 47.4% as compared with RMB1,061.2 million in the corresponding period in 2020. Net profit was RMB270.8 million, representing an increase of 43.3% as compared with RMB189.0 million in the corresponding period in 2020.

**Property management services and value-added services.** We have provided traditional property management services such as security, cleaning and greening services since 1994, and over the years, we have expanded our service offerings to include value-added services aimed at elevating the living quality of the residents in the properties we manage. To build modern interactive and intelligent environments in communities, we provide intelligent community solutions to property developers as well as residents. Furthermore, utilizing our strong network of property buyers with purchasing power, we provide property agency services to property developers found within buyers and sellers. Further, as part of our value-added services, we also provide personalized services and intelligent community solutions to VIPs of the Central China Consumers Club, who are an exclusive group of high-net-worth customers. As at 30 June 2021, our property management and value-added services covered all 18 prefecture-level cities (and also 100 of the 102 county-level cities) in Henan as well as outside Henan Province (including 7 provinces of Shaanxi Province, Shanxi Province, Hebei Province, Anhui Province, Hubei Province, Xinjiang and Hainan) and we served more than 1.8 million property owners and residents in 586 properties. We manage a diversified portfolio of properties, including residential properties, shopping malls, cultural tourism complexes, commercial apartments, office buildings, schools, hospitals, city services, factories and properties of governmental agencies. As at 30 June 2021, the GFA under management and contracted GFA reached 115.0 million sq.m. and 208.6 million sq.m. respectively, representing a respective growth of 14.9% and 11.8% as compared with that as at 31 December 2020.

### 業務回顧

多年來，我們成功地將業務範圍從物業管理及增值服務擴展至生活服務及商業資產管理及諮詢服務。我們的業務目前由三個主要分部組成。截至2021年6月30日六個月期間（「期內」），本集團業務保持快速增長，收入結構持續改善，經營效益穩步提升。期內，本集團收入為人民幣1,563.8百萬元，較2020年同期人民幣1,061.2百萬元增加47.4%。淨利潤為人民幣270.8百萬元，較2020年同期人民幣189.0百萬元增加43.3%。

**物業管理服務及增值服務。**我們自1994年開始提供安保、清潔及綠化服務等傳統物業管理服務，多年來不斷增加服務種類，納入旨在提升我們所管理物業內住戶的生活質量的增值服務。為在社區內建設現代交互式智能環境，我們向物業開發商及住戶提供智慧社區解決方案。此外，我們利用強大的具有購買力的購房者網絡，向於買方及賣方中找到的物業開發商提供物業代理服務。此外，作為我們增值服務的一部分，我們亦向建業君鄰會的VIP客戶（建業集團高淨值客戶尊享群體）提供個性化服務及智慧社區解決方案。於2021年6月30日，我們的物業管理及增值服務覆蓋河南省全省18個地級市（以及102個縣級城市中的100個縣級城市）及河南省外（包含陝西省、山西省、河北省、安徽省、湖北省、新疆及海南7省），且我們服務586項物業中逾180萬名業主及住戶。我們管理各種物業組合，包括住宅物業、商場、文化旅遊綜合體、商業用公寓、辦公樓、學校、醫院、城市服務、廠房及政府機關物業。於2021年6月30日，在管面積與合約面積分別較於2020年12月31日增長14.9%及11.8%，達到115.0百萬平方米及208.6百萬平方米。

**Lifestyle services.** Lifestyle services include products and services we offer on our Jianye+ (建業+) platform, travel services, and management services we provide in Cuisine Henan Foodcourts (建業大食堂). The Jianye+ (建業+) platform is an O2O one-stop service platform which integrates our internal and external, online and offline resources in order to provide our customers with more convenient and more affordable goods and services. The Jianye+ (建業+) platform provides three main online services: (i) membership benefits; (ii) concierge services; and (iii) goods and services from One Family Community (一家公社). As at 30 June 2021, we were cooperating with over 955 suppliers, some of which were well-known brands that were listed on NASDAQ or the Stock Exchange. We also offer a wide range of benefits, including exclusive offers with hotels, malls and restaurants in Henan. Our travel services offer four distinct types of tours to customers, namely leisure tours, corporate tours, sports and health tours and educational tours. The ten Cuisine Henan Foodcourts (建業大食堂) we manage hosted over 456 vendors as at 30 June 2021, offering a wide variety of food options to consumers.

**Commercial property management and consultation services.**

Unlike property management services where we offer a series of traditional property management services to property developers, property owners and property occupants, our commercial property management and consultation services focus on enhancing the value of properties by streamlining operations of a property to reduce costs and attracting business to increase income. Our commercial property management and consultation services comprise (i) hotel management, (ii) commercial asset management and (iii) cultural tourism complex management. For hotels, we manage a hotel's overall operations, supervise hotel operations performed by an existing operator and provide consultancy services. For other commercial assets, we provide pre-opening consultation and post-opening management services. For commercial asset management, our Company primarily manages shopping malls by providing two main categories of services: (i) pre-opening consultation, which includes services such as market research on vendor and clientele demographics, financial analysis, vendor solicitation and management and strategic planning; and (ii) post-opening management services, which includes services such as vendor management, sales and operation management, and training management. As for cultural tourism complex management, our Company's services include the branding and overall operations management, consultancy services, technical support on technology research and promotion (including the selection and assessment of seeds to be used), agricultural product sale, agricultural product planting and project planning. For

**生活服務。**生活服務包括我們於建業+平台提供的產品及服務、旅遊服務以及於建業大食堂提供的管理服務。建業+平台是一個O2O一站式服務平台，其整合了我們的內部及外部、線上及線下資源，為我們的客戶提供更便捷、更實惠的商品及服務。建業+平台提供三項主要線上服務：(i)會員權益；(ii)貼心管家服務；及(iii)來自一家公社的商品及服務。於2021年6月30日，我們與超過955家供應商進行合作，其中部分為在納斯達克或聯交所上市的知名品牌。我們亦提供一系列福利，包括在河南的酒店、商場及餐廳享受獨家優惠。我們的旅遊服務目前向客戶提供四類獨特的旅遊服務，即休閒旅遊、公司考察遊、體育健康旅遊及教育旅遊。於2021年6月30日，我們管理的十家建業大食堂入駐逾456名商戶，為消費者提供各種美食。

**商業資產管理及諮詢服務。**不同於我們為物業開發商、業主及住戶提供一系列傳統物業管理服務的物業管理服務，我們的商業資產管理及諮詢服務專注於通過簡化物業運營以降低成本及招攬業務以增加收入，從而提升物業價值。我們的商業資產管理及諮詢服務包括(i)酒店管理；(ii)商業資產管理；及(iii)文化旅遊綜合體管理。就酒店而言，我們管理酒店的整體運營、監督現有經營者實施的酒店運營及提供諮詢服務。就其他商業資產而言，我們提供開業前諮詢及開業後管理服務。就商業資產管理而言，本公司主要通過提供兩大類服務來管理商場：(i)開業前諮詢(包括對商戶及客戶數量統計進行市場調查、財務分析、商戶招攬及管理以及策略規劃等服務)；及(ii)開業後管理服務(包括商戶管理、銷售及營運管理以及培訓管理等服務)。就文化旅遊綜合體管理而言，本公司的服務包括品牌建設及整體運營管理、諮詢服務、與技術研究及推廣有關的技術支持(包括選擇及評估將使用的種子)、農產品銷售、農產品種植及項目規劃。就文化旅遊綜合體而言，我們的服務包括整體運營及諮詢服務。在各領域，我們致力於幫助客戶實現資產價值增值及可持續發

cultural tourism complexes, our services include overall operations and consultancy services. In each area, we strive to help our clients achieve asset value appreciation and sustainable development. As at 30 June 2021, our portfolio of commercial properties under management consisted of six cultural tourism complexes (with an aggregate site area of approximately 10.8 million sq.m.), seven shopping malls (with a total GFA of approximately 0.7 million sq.m.) and ten hotels (with a total GFA of approximately 0.3 million sq.m.).

### Prospects and strategies

In the future, CCNL will continue to practice the corporate mission of “enriching the living experience and lifestyle of all the people in Central China”, accelerate digital intelligent construction and further expand service boundaries through technological empowerment. The Company aims to achieve steady development in residential property services, commercial property services and urban public services. The Company will give full play to the advantages of synergistic development of multiple business segments to provide serialized product services for cities. Under both urban and regional development, the Company will achieve high-standard and high-quality development.

In the second half of the year, the Group will continue to focus on the following tasks:

**The Company will enhance the capabilities of internal expansion and external expansion and focus on mergers and acquisitions to better serve Central China.** The Company will give full play to the advantages of synergistic development of multiple business segments, provide serialized product services for various cities, and form an ecological system which is closely connected to and interdependent with the development of cities and regions, achieving a large-scale and higher-quality development of the enterprise.

**The Company will explore various business models to build an ecosystem of community value-added services.** In the second half of the year, the Group will continue to explore the value of community space and the needs of property owners and provide more diversified and differentiated value-added services.

**With technological empowering cost reduction and efficiency enhancement, the Company will achieve digital transformation.** The Company will continue to focus on the provision of intelligent property supply chain services and improve service standards and efficiency with the support of technology advantages, so as to achieve cost reduction and efficiency enhancement and broaden the profit growth point of the Company.

展。於2021年6月30日，我們的在管商業物業組合包括六個文化旅遊綜合體（總佔地面積約為10.8百萬平方米）、七個商場（總建築面積約為0.7百萬平方米）及十家酒店（總建築面積約為0.3百萬平方米）。

### 展望與戰略

未來，建業新生活將持續踐行「讓中原人民都過上好生活」的企業使命，通過科技賦能，加快數智化建設，進一步拓寬服務邊界；在住宅物業服務、商寫物業服務、城市公共服務穩步實現全域化發展；充分發揮多業態協同優勢，為城市提供系列化產品服務；與城市和區域發展同頻共振，實現企業高標準高質量的發展。

下半年集團將圍繞以下工作持續展開：

**提升內延外拓能力，積極併購，更好地服務大中原。**充分發揮多業態協同發展優勢，為各個城市提供系列化產品服務，與城市和區域發展結成緊密連接、相互依存的生態體系，實現企業更大規模和更高質量的發展。

**探索多種經營模式，構建社區增值服務生態圈。**下半年，將持續深挖社區空間價值和業主需求，提供更多的多元化、差異化的增值服務。

**科技賦能降本增效，實現數智化轉型。**圍繞物業智慧化供應鏈服務輸出持續發力，在技術優勢硬核支撐下，提升服務標準和效率，實現降本增效，拓寬公司盈利增長點。



**The Company will promote the establishment of equity and incentive mechanism to stimulate the innovation vitality of the organisation.** To stimulate organisational innovation activities and enhance employees' sense of achievement, the Company has granted share options and adopted incentive schemes to enhance the driving force of corporate innovation, organisational synergy and team cohesion.

## Financial Review

### Revenue

During the Period, the Group recorded a revenue of RMB1,563.8 million (the corresponding period of 2020: RMB1,061.2 million), representing an increase of 47.4% as compared with the corresponding period in the last year. The revenue of the Group were generated from three main business segments: (i) property management and value-added services; (ii) lifestyle services; and (iii) commercial property management and consultation services.

The following table sets forth a breakdown of our revenue by each business segment during the Period.

推進股權及獎勵機制建設，激發組織創新活力。為激發組織創新活動，增強員工獲得感，公司已授出購股權及採納獎勵計劃，提升企業創新驅動力、組織協同力、團隊凝聚力。

## 財務回顧

### 收入

期內，本集團實現收入人民幣1,563.8百萬元(2020年同期：人民幣1,061.2百萬元)，較去年同期增加47.4%。本集團收入來自三個主要業務：(i)物業管理及增值服務；(ii)生活服務；及(iii)商業資產管理及諮詢服務。

下表載列我們於期內按各業務分部劃分的收入。

		For the six months ended 30 June 截至6月30日止六個月			
		2021 2021年 Revenue 收入		2020 2020年 Revenue 收入	
		RMB'000 人民幣千元	%	RMB'000 人民幣千元	%
Property management and value-added services	物業管理及增值服務	1,286,090	82.2	843,778	79.5
Lifestyle services	生活服務	206,025	13.2	172,801	16.3
Commercial property management and consultation services	商業資產管理及諮詢服務	71,712	4.6	44,607	4.2
<b>Total/Overall</b>	<b>合計/總體</b>	<b>1,563,827</b>	<b>100.0</b>	1,061,186	100.0

### Property management and value-added services

During the Period, the revenue from our property management and value-added services amounted to RMB1,286.1 million (the corresponding period of 2020: RMB843.8 million), representing an increase of 52.4% as compared to the corresponding period in the last year. The increase was primarily attributable to (i) an increase in our total GFA under management from 70.1 million sq.m. as at 30 June 2020 to 115.0 million sq.m. as at 30 June 2021, resulting in an increase of revenue from property management; and (ii) the increase of business volume for value-added services such as agency services and intelligent communities, resulting in an increase of revenue from value-added services.

The table below sets forth the details of our revenue from each service in this business segment during the Period.

### 物業管理及增值服務

期內，物業管理及增值服務收入達人民幣1,286.1百萬元(2020年同期：人民幣843.8百萬元)，較去年同期增加52.4%，該增長主要來源於(i)本集團的總在管面積由於2020年6月30日的70.1百萬平方米增加至於2021年6月30日的115.0百萬平方米，導致物業管理收入增加；及(ii)營銷代理、智慧社區等增值服務的業務增加導致增值服務收入增加。

下表載列於期內我們來自該業務分部的收入詳情。

		For the six months ended 30 June 截至6月30日止六個月			
		2021 2021年		2020 2020年	
		RMB'000 人民幣千元	%	RMB'000 人民幣千元	%
Property management services	物業管理服務	615,195	47.8	387,685	45.9
Value-added services:	增值服務：				
Community value-added services	社區增值服務	358,629	27.9	201,911	24.0
Value-added services to non-property owners	非業主增值服務	312,266	24.3	254,182	30.1
<b>Total</b>	<b>合計</b>	<b>1,286,090</b>	<b>100.0</b>	<b>843,778</b>	<b>100.0</b>

During the Period, revenue from property management services amounted to RMB615.2 million (the corresponding period of 2020: RMB387.7 million), representing an increase of 58.7% as compared to the corresponding period in last year, which was mainly attributable to the increase in property management income as a result of the increase in the GFA under management of the Group's property management from 70.1 million sq.m. as at 30 June 2020 to 115.0 million sq.m. as at 30 June 2021.

期內，物業管理服務收入達人民幣615.2百萬元(2020年同期：人民幣387.7百萬元)，較去年同期增加58.7%，該增長主要來源於本集團物業管理的在管面積由於2020年6月30日的70.1百萬平方米增加至於2021年6月30日的115.0百萬平方米，導致物業管理收入增加。

The Group's value-added services include community value-added services and value-added services to non-property owners. Community value-added services mainly include decoration management and inspection, public area management, turnkey and move-in furnishing services, intelligent community solutions and the services of the Central China Consumers Club. Value-added services to non-property owners mainly include pre-launch intermediary services, on-site management, property inspection income, pre-delivery cleaning and other services.

During the Period, revenue from community value-added services amounted to RMB358.6 million (the corresponding period of 2020: RMB201.9 million), representing an increase of 77.6% as compared to the corresponding period in last year, which was mainly attributable to (i) revenue of RMB46.6 million from the turnkey and move-in furnishing business during the Period (the corresponding period of 2020: RMB6.9 million); and (ii) increase of income from intelligent community business from RMB139.1 million in the corresponding period of 2020 to RMB218.6 million during the Period.

During the Period, revenue from value-added services to non-property owners amounted to RMB312.3 million (the corresponding period of 2020: RMB254.2 million), representing an increase of 22.9% as compared to the corresponding period in last year, which was mainly attributable to (i) increase of revenue from pre-launch intermediary services and on-site management to RMB140.6 million during the period from RMB102.1 million in the corresponding period in last year as a result of active expansion of third-party business; and (ii) revenue of RMB13.0 million from the predelivery cleaning business during the period (the corresponding period of 2020: RMB2.9 million).

As at 30 June 2021, the total GFA under management of the Group was 115.0 million sq.m., representing an increase of 15.0 million sq.m. or 14.9% as compared with 100.0 million sq.m. as at 31 December 2020. The increase was mainly attributable to the increase in external projects. During the Period, the average property management fee rate charged by the Group was approximately RMB1.79 per sq.m./month (the corresponding period of 2020: 1.78 per sq.m./month).

本集團增值服務包括社區增值服務和非業主增值服務。社區增值服務主要包括裝修監管、公共區域管理、拎包入住、智慧社區解決方案及君鄰會等服務。非業主增值服務主要包括前介服務、案場管理、驗房收入、開荒保潔等服務。

期內，社區增值服務收入達人民幣358.6百萬元(2020年同期：人民幣201.9百萬元)，較去年同期增加77.6%，該增長主要來源於(i)期內拎包入住業務收入46.6百萬元(2020年同期：人民幣6.9百萬元)；及(ii)智慧社區業務收入由2020年同期的人民幣139.1百萬元增加至期內的人民幣218.6百萬元。

期內，非業主增值服務收入達人民幣312.3百萬元(2020年同期：人民幣254.2百萬元)，較去年同期增加22.9%，該增長主要來源於(i)因積極拓展第三方業務，前介服務及案場管理收入由去年同期的人民幣102.1百萬元增加至期內的人民幣140.6百萬元；及(ii)期內開荒保潔收入為人民幣13.0百萬元(2020年同期：人民幣2.9百萬元)。

於2021年6月30日，本集團總在管面積為115.0百萬平方米，較於2020年12月31日的100.0百萬平方米增加15.0百萬平方米，增長率為14.9%，該增長主要來源於外拓項目的增加。期內，本集團住宅物業項目平均物業管理費率約為人民幣1.79元/平方米/月(2020年同期：人民幣1.78元/平方米/月)。

The table below sets out the breakdown of our total GFA under management for our property management services attributable to the properties developed by the CCRE and its subsidiaries (the “CCRE Group”) (and its associates or joint ventures) and third-party property developers as at the period end.

下表載列於期末與我們向建業地產及其附屬公司(「建業集團」)(及其聯營公司或合資企業)及第三方物業開發商所開發物業提供的物業管理服務有關的在管總建築面積明細。

		As at 30 June 2021 截至2021年6月30日		As at 31 December 2020 截至2020年12月31日	
		GFA 建築面積		GFA 建築面積	
		'000 sq.m. 千平方米	%	'000 sq.m. 千平方米	%
The CCRE Group and its associates or joint ventures	建業集團及其聯營公司或合資企業	59,600	51.8	54,917	54.9
Third-party property developers	第三方物業開發商	55,350	48.2	45,101	45.1
<b>Total</b>	<b>合計</b>	<b>114,950</b>	<b>100.0</b>	100,018	100.0

### Lifestyle services

For lifestyle services, we offer a wide range of lifestyle services, which include (i) products and services we offer on our Jianye+ (建業+) platform, (ii) travel services, and (iii) management services we provide in Cuisine Henan Foodcourts (建業大食堂). During the Period, the revenue from our lifestyle services amounted to RMB206.0 million (the corresponding period of 2020: RMB172.8 million), representing an increase of 19.2% as compared with the corresponding period in the last year. The increase was primarily attributable to the increase of registered users on our Jianye+ (建業+) platform from approximately 2.8 million as at 30 June 2020 to approximately 4.7 million as at 30 June 2021, and the increase in revenue due to the growth in user base and user consumption.

### 生活服務

就生活服務而言，我們提供一系列生活服務，包括(i)我們在建業+平台上提供的產品及服務；(ii)旅遊服務；及(iii)我們在建業大食堂提供的管理服務。期內，生活服務收入達人民幣206.0百萬元(2020年同期：人民幣172.8百萬元)，較去年同期增加19.2%。該增長主要來源於我們的建業+平台由於2020年6月30日的約2.8百萬名註冊用戶增至於2021年6月30日的約4.7百萬名註冊用戶，用戶數量的增長及用戶消費的增長導致收入的增長。

The table below sets forth the details of our revenue from each service in this business segment during the Period.

下表載列於期內我們來自該業務分部各項服務的收入詳情：

		For the six months ended 30 June 截至6月30日止六個月			
		2021 2021年		2020 2020年	
		RMB'000 人民幣千元	%	RMB'000 人民幣千元	%
Jianye+	建業+	170,080	82.5	127,891	74.0
Travel services	旅遊服務	28,191	13.7	27,274	15.8
Cuisine Henan Foodcourts	建業大食堂	7,754	3.8	17,636	10.2
<b>Total</b>	<b>合計</b>	<b>206,025</b>	<b>100.0</b>	172,801	100.0

## Commercial property management and consultation services

For commercial property management and consultation services, we offer services in respect of (i) hotel management; (ii) commercial asset management; and (iii) cultural tourism complex management. During the Period, the revenue from our commercial property management and consultation services reached RMB71.7 million (the corresponding period of 2020: RMB44.6 million), representing an increase of 60.8% as compared to the corresponding period in last year. The increase is mainly due to the increase of revenue from the cultural tourism complex management from RMB24.8 million in the corresponding period in last year to RMB54.4 million during the Period.

The table below sets forth the details of our revenue from each service in this business segment during the Period.

		For the six months ended 30 June 截至6月30日止六個月			
		2021 2021年		2020 2020年	
		RMB'000 人民幣千元	%	RMB'000 人民幣千元	%
Hotel management	酒店管理	4,519	6.4	3,655	8.2
Commercial property management	商業資產管理	12,800	17.8	16,154	36.2
Cultural tourism complex management	文化旅遊綜合體管理	54,393	75.8	24,798	55.6
<b>Total</b>	<b>合計</b>	<b>71,712</b>	<b>100.0</b>	<b>44,607</b>	<b>100.0</b>

## Cost of sales

Our cost of sales primarily consists of employee benefit expenses, outsourcing labor costs, greening and cleaning expenses, cost of goods sold, outsourcing costs of tourism services, utilities, selling expenses, maintenance business costs, construction costs, professional service fees, security charges, depreciation and amortisation charges, travelling and entertainment expenses, office expenses, taxes and other levies and other costs.

During the Period, cost of sales of the Group was RMB1,062.0 million (the corresponding period of 2020: RMB693.7 million), representing an increase of 53.1% as compared with that of the corresponding period in last year. This is mainly because the Group was in a rapid development stage, and the cost of sales increased correspondingly with the increase in revenue of the Group.

## 商業資產管理及諮詢服務

就商業資產管理及諮詢服務而言，我們提供以下方面的服務：(i)酒店管理；(ii)商業資產管理；及(iii)文化旅遊綜合體管理。期內，商業資產管理及諮詢服務收入達人民幣71.7百萬元(2020年同期：人民幣44.6百萬元)，較去年同期增加60.8%，該增長主要由於來自於文化旅遊綜合體管理的收入從去年同期的人民幣24.8百萬元增加至期內的人民幣54.4百萬元。

下表載列於期內我們來自該業務分部各項服務的收入詳情：

## 銷售成本

我們的銷售成本主要包括僱員福利開支、勞務外包成本、綠化及清潔費、銷貨成本、旅遊服務外包成本、公用事業費、保養成本、建築成本、專業服務費、安保費、折舊及攤銷費、差旅及招待開支、辦公開支、稅項及其他徵費以及其他費用。

期內，本集團的銷售成本為人民幣1,062.0百萬元(2020年同期：人民幣693.7百萬元)，較去年同期增加53.1%，主要原因是本集團處於快速發展時期，本集團的銷售成本隨著收入增加而相應增加。

## Gross profit and gross profit margin

The following table sets forth our gross profit and gross profit margin by business segment for the Period.

## 毛利及毛利率

下表載列我們於期間按業務分部劃分的毛利及毛利率。

		For the six months ended 30 June 截至6月30日止六個月			
		2021 2021年		2020 2020年	
		Gross profit	Gross profit	Gross profit	Gross profit
		毛利	毛利率	毛利	毛利率
		RMB'000	%	RMB'000	%
		人民幣千元	%	人民幣千元	%
Property management and value-added services:	物業管理及增值服務：				
Property management services	物業管理服務	113,482	18.4	68,536	17.7
Community value-added services	社區增值服務	127,404	35.5	75,184	37.2
Value-added services to non-property owners	非業主增值服務	141,296	45.2	123,384	48.5
		382,182	29.7	267,104	31.7
Lifestyle services	生活服務	70,784	34.4	69,252	40.1
Commercial property management and consultation services	商業資產管理及諮詢服務	48,837	68.1	31,154	69.8
<b>Total</b>	<b>合計</b>	<b>501,803</b>	<b>32.1</b>	<b>367,510</b>	<b>34.6</b>

During the Period, the gross profit of the Group was RMB501.8 million (the corresponding period of 2020: RMB367.5 million), representing an increase of 36.5% as compared to the corresponding period in last year. The gross profit margin of the Group decreased from approximately 34.6% for the corresponding period in last year to approximately 32.1% for the Period, which was mainly attributable to the decrease in gross profit margins of the property management and value-added services segment and the lifestyle services segment.

The gross profit margin of our property management and value-added services decreased slightly from 31.7% for the corresponding period in last year to 29.7% for the Period, which was mainly attributable to the social insurance premiums reduction or exemption policies enjoyed in the first half of 2020 due to the pandemic.

The gross profit margin of our lifestyle services for the Period and the corresponding period in last year was approximately 34.4% and approximately 40.1% respectively, the decrease was mainly due to the decrement in the gross profit margin of the Cuisine Henan Foodcourts (建業大食堂).

期內，本集團毛利為人民幣501.8百萬元（2020年同期：人民幣367.5百萬元），較去年同期增加36.5%。本集團的毛利率從去年同期的約34.6%降至截至期內的約32.1%，主要由於物業管理及增值服務板塊和生活服務板塊毛利率下降所致。

我們的物業管理及增值服務的毛利率從去年同期的31.7%稍降至期內的29.7%，主要是由於2020年上半年受疫情影響享受社保減免或緩繳政策。

我們的生活服務的毛利率於期內及去年同期分別為約34.4%及約40.1%，該下降主要由於建業大食堂業務毛利率降低所致。

The gross profit margin of our commercial property management and consultation services decreased from approximately 69.8% for the corresponding period in last year to approximately 68.1% for the Period, which remained at a similar level.

### Selling and marketing expenses

During the Period, the selling and marketing expenses of the Group amounted to RMB25.8 million, representing an increase of 14.5% as compared with RMB22.6 million in the corresponding period in last year, and accounting for approximately 1.7% of our revenue, which was a decrease of 0.4 percentage points as compared with the corresponding period in last year. This was mainly attributable to (i) an increase in the number of employees we hired due to the expansion in our business scale; and (ii) an increase in salaries, employee benefits and other expenses paid to our sales, sales support and marketing personnel, which was in line with our revenue growth and business expansion.

### Administrative expenses

During the Period, the administrative expenses of the Group amounted to RMB145.8 million, representing an increase of 30.1% as compared with RMB112.1 million in the corresponding period in last year, and accounting for approximately 9.3% of our revenue, which was a decrease of 1.3 percentage points as compared with the corresponding period in last year. This was mainly attributable to an increase in the number of employees we hired in connection to the expansion in our business scale, resulting in a corresponding increase in salaries and benefits. This was in line with our revenue growth and business expansion.

### Other income

During the Period, other income of the Group amounted to RMB18.5 million (the corresponding period of 2020: RMB6.5 million), representing an increase of 184.1% as compared with the corresponding period in last year, which was mainly due to the increment in government grants received during the Period.

### Income tax

During the Period, income tax expense of the Group amounted to RMB73.6 million (the corresponding period of 2020: RMB51.5 million). The income tax rate for the Period was 21.4% (the corresponding period of 2020: 19.7%), representing an increase of 1.7 percentage points as compared with the corresponding period of 2020, mainly due to the higher proportion of profits generated by the non-HNTE subsidiaries of the Group.

我們的商業資產管理及諮詢服務的毛利率從去年同期的約69.8%降至期內的約68.1%，基本持平。

### 銷售及營銷開支

期內，本集團的銷售及營銷開支為人民幣25.8百萬元，較去年同期的人民幣22.6百萬元增加14.5%，佔收入約1.7%，較去年同期下降0.4個百分點，主要由於(i)我們的業務規模擴張導致我們所僱用的僱員人數增加；及(ii)支付予我們銷售、銷售支持及營銷人員的薪資、僱員福利及其他開支增加，這與我們的收入增長及業務擴張相一致。

### 行政開支

期內，本集團的行政開支為人民幣145.8百萬元，較去年同期的人民幣112.1百萬元增加30.1%，佔收入比約9.3%，較去年同期下降1.3個百分點，主要由於我們的業務規模擴張導致我們所僱用的僱員人數增加，薪酬福利因而相應增加，這與我們的收入增長及業務擴張相一致。

### 其他收入

期內，本集團的其他收入為人民幣18.5百萬元(2020年同期：人民幣6.5百萬元)，較去年同期增加184.1%，主要為期內獲得政府補助增加所致。

### 所得稅

期內，本集團的所得稅支出為人民幣73.6百萬元(2020年同期：人民幣51.5百萬元)。期內所得稅稅率為21.4%(2020年同期：19.7%)，較2020年同期上升1.7個百分點，主要是由於本集團非高新技術企業附屬公司利潤佔比較高所致。

## Profits

During the Period, the net profit of the Group amounted to RMB270.8 million, representing an increase of 43.3% as compared with RMB189.0 million in the corresponding period in last year. The net profit margin was 17.3%, representing a decrease of 0.5 percentage points as compared with 17.8% in the corresponding period in last year, which was mainly due to the decrease in the gross profit margin of the Group during the Period. During the Period, the profit attributable to owners of the Company amounted to RMB260.2 million, representing an increase of 41.5% as compared with RMB183.8 million in the corresponding period in last year. Basic earnings per share amounted RMB0.21.

## Financial resources management and capital structure

We have adopted comprehensive treasury policies and internal control measures to review and monitor our financial resources. As at 30 June 2021, the Group's cash and cash equivalents amounted to approximately RMB2,611.7 million (31 December 2020: approximately RMB2,217.8 million). The Group maintained at net cash position as at 30 June 2021 without any borrowings. Subsequent to the reporting period, the Company has declared an interim dividend of approximately RMB156.1 million in total to the shareholders of the Company, which will be distributed out of the Company's share premium.

The gearing ratio is calculated as total borrowings divided by total equity, and the sum of long-term and short-term interest bearing bank loans and other loans as at the corresponding date divided by the total equity as at the same date. As at 30 June 2021, the gearing ratio was nil.

## Trade and other receivables

As at 30 June 2021, trade and other receivables amounted to RMB1,353.6 million, representing an increase of 9.3% as compared with that of RMB1,238.3 million as at 31 December 2020, which was primarily attributable to the scale expansion of the Group.

## Trade and other payables

As at 30 June 2021, trade and other payables amounted to RMB809.8 million, representing an increase of 23.8% as compared with that of RMB653.9 million as at 31 December 2020, which was primarily attributable to (i) the increase in the GFA under management and subcontracting of more services to independent third-party service providers resulting in scale expansion of the Group's payables; and (ii) the expansion of the intelligent community solution business under the property management services and value-added services segment.

## 利潤

期內，本集團的淨利潤為人民幣270.8百萬元，較去年同期的人民幣189.0百萬元增加43.3%。淨利潤率為17.3%，較去年同期的17.8%下降0.5個百分點，主要是由於本集團期內毛利率下降所致。期內本公司股東應佔利潤為人民幣260.2百萬元，相比去年同期的人民幣183.8百萬元增加41.5%。每股基本盈利為人民幣0.21元。

## 財務資源管理及資本架構

我們已採納全面的財政政策及內部控制措施以審查及監控我們的財務資源。於2021年6月30日，本集團的現金及現金等價物約為人民幣2,611.7百萬元（2020年12月31日：約人民幣2,217.8百萬元）。於2021年6月30日，本集團概無任何借款，維持於淨現金狀態。報告期後，本公司宣佈向本公司的股東派發中期股息合共約人民幣156.1百萬元，將從本公司的股份溢價賬派付。

資本負債比率為借款總額除以權益總額。按於相應日期的長期和短期計息銀行貸款與其他貸款的總和除以於相同日期的權益總額計算。於2021年6月30日，資本負債比率為零。

## 貿易及其他應收款項

於2021年6月30日，貿易及其他應收款項達人民幣1,353.6百萬元，較於2020年12月31日的人民幣1,238.3百萬元增長9.3%，主要是由於本集團自身規模的擴張。

## 貿易及其他應付款項

於2021年6月30日，貿易及其他應付款項達人民幣809.8百萬元，較於2020年12月31日的人民幣653.9百萬元增加23.8%。主要由於(i)因在管建築面積增加及將更多服務分包予獨立第三方服務供應商導致本集團應付款項規模擴大；及(ii)擴大物業管理服務及增值服務分部下的智慧社區解決方案業務。



## Proceeds from the Listing

The Company's ordinary shares were listed on the main board of Hong Kong Stock Exchange (the "Listing") on 15 May 2020 and issued a total of 1,245,000,000 ordinary shares. After deducting the underwriting fees and relevant expenses, net proceeds from the Listing amounted to approximately HK\$2,280.8 million (equivalent to RMB2,088.7 million). As at 30 June 2021, the Group has used approximately RMB303.8 million of the proceeds, of which:

## 上市所得款項

本公司普通股於2020年5月15日成功在香港聯交所主板上市(「上市」)，發行合共1,245,000,000股普通股，剔除包銷費用及相關開支後，上市所得款項淨額約為2,280.8百萬港元(相當於人民幣2,088.7百萬元)。於2021年6月30日，本集團已使用約人民幣303.8百萬元所得款項，其中：

Major Categories	Sub-categories	Respective percentage of total proceeds	Respective amount of total proceeds	Actual expenditures as at 30 June 2021	Unused net proceeds as at 30 June 2021	Time frame
主要類別	子類別	各佔所得款項總額百分比	各佔所得款項總額金額 RMB'000 人民幣千元	於2021年6月30日的實際開支 RMB'000 人民幣千元	於2021年6月30日的未使用所得款項淨額 RMB'000 人民幣千元	時間表
1. Strategic investment, cooperation and acquisition		60%	1,253,216	81,908	1,171,308	
1. 戰略性投資、合作及收購						
	1. Acquiring property management service providers	40%	835,478	63,716	771,762	Between one year to two years after Listing
	1. 收購物業管理服務提供商					上市後一至兩年
	2. Acquiring companies that will expand our portfolio	10%	208,869	—	208,869	Between one year to two years after Listing
	2. 收購將擴大我們物業組合的公司					上市後一至兩年
	3. Acquiring other companies that can bring synergies to our business, in particular, our value-added services	10%	208,869	18,192	190,677	Between one to two years after Listing
	3. 收購其他可為我們業務(尤其是增值服務)帶來協同效應的公司					上市後一至兩年
2. Enhancement of Jianye+ platform to optimize user experience		15%	313,304	77,262	236,042	
2. 加強建業+平台以優化用戶體驗						
	1. Developing and optimizing software and our cloud system	5%	104,435	26,679	77,756	Between one to two years after Listing
	1. 開發及優化軟件及雲系統					上市後一至兩年
	2. Improving and expanding our facilities and equipment	4%	83,548	1,182	82,366	Between one to two years after Listing
	2. 改善及擴展我們的設施及設備					上市後一至兩年
	3. Expansion of scale and diversity of membership resources	4%	83,548	42,204	41,344	Between one to two years after Listing
	3. 擴大會員資源的規模及多樣性					上市後一至兩年
	4. Expansion of our user base	2%	41,773	7,197	34,576	Between one to three years after Listing
	4. 擴大用戶群					上市後一至三年
3. Investment in advanced information technology systems		15%	313,304	34,148	279,156	
3. 投資先進信息技術系統						
	1. Building intelligence communities and upgrading facilities	7%	146,209	32,336	113,873	Between one to two years after Listing
	1. 建設智慧社區及升級設施					上市後一至兩年
	2. Developing our financial sharing system	2.5%	52,217	595	51,622	Between one to two years after Listing
	2. 開發財務共享系統					上市後一至兩年
	3. Developing a process control and KPI integration system	4%	83,548	1,008	82,540	Between one to three years after Listing
	3. 開發流程控制及KPI集成系統					上市後一至三年
	4. Achieving digitalized documentation	1.5%	31,330	209	31,121	Between one to two years after Listing
	4. 實現文件數字化					上市後一至兩年
4. General working capital	Working capital and other general corporate purposes	10%	208,870	110,459	98,411	Between one to three years after Listing
4. 一般營運資金	營運資金及其他一般公司用途					上市後一至三年
		100%	2,088,694	303,777	1,784,917	

The unused proceeds are expected to be used for the above purposes within the specific timeframe upon the Listing Date.

### Pledge of assets

As at 30 June 2021, the Group did not have any pledged assets for its loan guarantee.

### Major acquisition and disposals

In January 2021, the Group acquired 51% equity interest in Taihua Jinye Life Service Co., Ltd. ("Taihua Jinye"), at a cash consideration of RMB95,281,000. Taihua Jinye is a property management company located in Hengshui City, Hebei Province, the PRC. In March 2021, the Group acquired 65% equity interest in Henan Jin Guanjia Property Management Co., Ltd. ("Jin Guanjia"), at a cash consideration of RMB5,720,000. Jin Guanjia is a property management company located in Zhengzhou City, Henan Province, the PRC. Additional information in relation to the acquisition is set out in note 20 to the financial statements of this interim report.

Save for the above, the Group did not have any major acquisition and disposals of subsidiaries and associated companies during the Period.

### Major investment

As at 30 June 2021, the Group did not hold any significant investment.

### Contingent liabilities and capital commitment

As at 30 June 2021, the Group did not have any significant contingent liabilities and capital commitment.

### Foreign Exchange Risk

The principal activities of the Group are conducted in the PRC, and a majority of the Group's income and expenses were denominated in Renminbi. Therefore, the Group is not exposed to material risk directly relating to foreign exchange rate fluctuation except certain bank balances were denominated in Hong Kong dollars, which were held by the Company in its own functional currency. Currently, the Group has not entered into contracts to hedge its exposure to foreign exchange risk, but the management will continue to monitor the foreign exchange exposure, and take prudent measures to reduce the foreign exchange risk.

預計於上市日期後特定時間內，未動用所得款項將用於上述用途。

### 資產抵押

於2021年6月30日，本集團未有為貸款抵押擔保。

### 重大收購及出售

於2021年1月，本集團收購泰華錦業生活服務有限公司「泰華錦業」的51%股權，現金代價為人民幣95,281,000元。泰華錦業為位於中國河北省衡水市的物業管理公司。於2021年3月，本集團收購河南金管家物業管理有限公司「金管家」的65%股權，現金代價為人民幣5,720,000元。金管家為位於中國河南省鄭州市的物業管理公司。有關該收購事項的額外資料載於本中期報告財務報表附註20。

除上文所述者外，本集團於期內並無任何重大收購及出售附屬公司及聯營公司事項。

### 重大投資

於2021年6月30日，本集團無持有任何重大投資。

### 或然負債及資本承擔

於2021年6月30日，本集團並無任何重大或然負債及資本承擔。

### 外匯風險

本集團於中國進行主要業務，而本集團大部分的收入及開支以人民幣計值。因此，除若干本公司持作自身功能貨幣的銀行結餘以港元計值外，本集團並未承受與外匯匯率波動直接相關的重大風險。目前，本集團並未訂立合約對沖所承受的外匯風險，但管理層將監察外匯風險敞口，並採取審慎措施減輕外匯風險。

## Employees and remuneration policy

As at 30 June 2021, we had more than 6,800 full time employees, substantial of whom were located in Henan province.

In order to promote healthy competition among employees and motivate them to deliver their best performance, the Company has further optimised its existing remuneration and incentive system and established a performance-oriented management concept and remuneration and incentive system, according to which the remuneration levels, remuneration adjustment and job transfer of employees will be determined based on their performance appraisal results. The overall remuneration system of the Company will also be adjusted regularly with reference to the prevailing market remuneration level to ensure the external competitiveness and internal equity of the remunerations of our employees and provide guarantees for retaining and attracting talent.

In addition, the Company has formulated and implemented human resource policies which are conducive to the sustainable development of the Company. Adhering to the talent concept of “professional spirit and professional quality”, the Company takes professional ethics and professional ability as important standards for selecting and employing employees and strengthens employee training and continuous education to constantly improve their quality. Meanwhile, the Company also places high emphasis on the career development of its employees. It assists employees to plan out their career paths according to their expertise and capabilities, provides them with various career channels and development opportunities, and cultivates and retains talent for key posts to promote the continuous improvement of its organising ability.

## 僱員及薪酬政策

於2021年6月30日，我們有逾6,800名全職僱員，大多數位於河南省。

為促進公司內部良性競爭並最大限度激勵員工的潛能，公司進一步優化現行薪酬激勵體系，建立以業績為導向的管理理念和薪酬激勵機制，根據員工業績評價結果決定其收入水平、薪酬調整及職位調動等。公司整體薪酬體系亦會參考市場薪酬水平定期進行調整，以保證薪酬的外部競爭性和內部公平性，為保留和吸納優秀人才提供保證。

此外，公司制定和實施有利於企業可持續發展的人力資源政策，秉持企業「職業精神、專業素養」的人才觀，將職業道德和專業能力作為選拔和聘用員工的重要標準，切實加強員工培訓和繼續教育，不斷提升員工素質。同時，公司亦十分重視員工個人職業發展，會依據員工專長及能力協助其規劃職業發展方向，為員工提供廣泛的職業通道與發展機會，培養並保留關鍵崗位人才，以促進組織能力持續提升。

# DISCLOSURE OF INTERESTS

## 權益披露

### Directors' and Chief Executives' Interests and Short Positions in Shares, Underlying Shares or Debentures

As at 30 June 2021, the interests and short positions of the directors (the "Directors") and chief executives of the Company in the shares (the "Shares"), underlying Shares and debentures (the "Debentures") of the Company or its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")) required to be recorded in the register required to be kept by the Company under Section 352 of the SFO, or otherwise notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO or pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") in Appendix 10 to the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules"), were as follows or as disclosed under the section headed "Share Option Scheme" below:

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

### 董事及主要行政人員於股份、相關股份或債券中的權益及淡倉

於2021年6月30日，本公司董事（「董事」）及主要行政人員於本公司或其相聯法團（定義見《證券及期貨條例》（「《證券及期貨條例》」）第XV部）的股份（「股份」）、相關股份及債券（「債券」）中，擁有本公司須根據《證券及期貨條例》第352條規定已存置的登記冊所記錄或根據《證券及期貨條例》第XV部第7及第8分部或根據《聯交所證券上市規則》（「上市規則」）附錄10《上市發行人董事進行證券交易的標準守則》（「標準守則」）須知會本公司及聯交所的權益及淡倉如下（或於下文「購股權計劃」一節披露）：

#### (a) 於本公司股份及相關股份中的好倉

Name of Director or chief executive	Capacity and nature of interest	Number of share options held <sup>1</sup>	Number of Shares held	Approximate percentage of the interest in the Company's issued share capital <sup>2</sup>
董事或 主要行政人員姓名	身份及權益性質	所持購股權數目 <sup>1</sup>	所持股份數目	權益佔本公司 已發行股本的 概約百分比 <sup>2</sup>
Mr. Wang Jun 王俊先生	Interest in a controlled corporation 受控法團權益	—	45,398,000	3.59%
Ms. Min Huidong 閔慧東女士	Beneficial owner 實益擁有人	2,520,000	3,780,000	0.50%
Ms. Wu Lam Li 李琳女士	Interest of a spouse 配偶權益	—	848,092,944	67.02%

Notes:

- Such interest in the Shares is held pursuant to the share options granted under the Pre-IPO Share Option Scheme (as defined below), the details of which are disclosed on pages 29 to 32 of this interim report.
- The approximate percentage of the interest in the Company's issued share capital is based on a total of 1,265,343,000 Shares of the Company in issue as at 30 June 2021.

附註：

- 有關股份權益乃根據首次公開發售前購股權計劃（定義見下文）授出的購股權而持有，詳情載於本中期報告第29至32頁。
- 本公司已發行股本的權益概約百分比按於2021年6月30日本公司已發行股份總數1,265,343,000股計算。

(b) Long position in the shares of our associated corporation

(b) 於我們相聯法團股份中的好倉

Name of Director	Name of associated corporation	Nature of interest	Class and number of securities held	Percentage of interests in the associated corporation immediately as at 30 June 2021 截至2021年6月30日於相聯法團的權益百分比
董事姓名	相聯法團名稱	權益性質	所持股份類別及數目	
Ms. Wu Lam Li 李琳女士	Enjoy Start Limited 創怡有限公司	Interest of a spouse 配偶權益	1 ordinary share 1股普通股	100%

Save as disclosed above or under the section headed "Share Option Scheme" below, as at 30 June 2021, none of the Directors, chief executives of the Company or their associates had any interests or short positions in any Shares, underlying Shares and Debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which would have to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which the Directors and chief executives were deemed or taken to have under the provisions of the SFO), or which were required to be and are recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO, or which were required to be notified to the Company and the Stock Exchange pursuant to the Model Code.

除上文或於下文「購股權計劃」一節披露者外，於2021年6月30日，概無本公司董事、主要行政人員或彼等之聯繫人於本公司或其相聯法團(定義見《證券及期貨條例》第XV部)之股份、相關股份及債券中，擁有根據《證券及期貨條例》第XV部第7及第8分部須知會本公司及聯交所的權益或淡倉(包括根據《證券及期貨條例》的條文，董事及主要行政人員被視為或當作擁有的權益及淡倉)，或根據《證券及期貨條例》第352條須登記及已登記於本公司須存置的登記冊內的權益或淡倉，或根據《標準守則》須知會本公司及聯交所的權益或淡倉。

## Share Option Scheme

### (a) Pre-IPO share option scheme

The pre-IPO share option scheme (the “Pre-IPO Share Option Scheme”) was conditionally adopted by the Shareholders on 29 April 2020. The purpose of the Pre-IPO Share Option Scheme is to provide incentive or reward the parties for their past and continuing contribution to the Group.

The Company granted two batches of share options to subscribe for 45,000,000 shares pursuant to the Pre-IPO Share Option Scheme (the “Pre-IPO Share Options”) on 3 January 2019 and 10 January 2019, which 19,128,000 were exercised and 2,610,000 were lapsed during the six-months ended 30 June 2021. As at 30 June 2021, 20,472,000 of the Pre-IPO Share Options to subscribe for the 20,472,000 Shares (representing approximately 1.62% of the issued share capital of the Company as at 30 June 2021 (i.e. 1,265,343,000 shares)) remained outstanding. Subsequent to 30 June 2021 and up to the date of this interim report, 4,591,000 of the Pre-IPO Share Options were exercised to subscribe for the 4,591,000 Shares.

## 購股權計劃

### (a) 首次公開發售前購股權計劃

股東於2020年4月29日有條件採納首次公開發售前購股權計劃(「首次公開發售前購股權計劃」)。首次公開發售前購股權計劃旨在向過往及持續對本集團作出貢獻的人士提供獎勵或酬謝。

本公司於2019年1月3日及2019年1月10日根據首次公開發售前購股權計劃授出兩批購股權(「首次公開發售前購股權」)認購45,000,000股股份，截至2021年6月30日止六個月，其中的19,128,000份已獲行使，而2,610,000份已失效。於2021年6月30日，可供認購20,472,000股股份(佔本公司截至2021年6月30日已發行股本1,265,343,000股股份約1.62%)的20,472,000份首次公開發售前購股權尚未行使。於2021年6月30日後直至本中期報告日期，首次公開發售前購股權的4,591,000份已獲行使以認購4,591,000股股份。

Disclosure of Interests (Continued)  
權益披露(續)

Movement of the Pre-IPO Share Options for the Period was as follows:

首次公開發售前購股權於期內之變動如下：

Name or category of participants	Date of grant	Exercise price per Share	As at 1 January 2021 於2021年 1月1日	Granted during the period 期內授出	Exercised during the period 期內行駛	Lapsed during the period 期內失效	As at 30 June 2021 於2021年 6月30日
<b>Directors</b>							
<b>董事</b>							
Min Huidong 閔慧東	3 January 2019 2019年1月3日	HK\$0.62 0.62港元	4,500,000	—	(2,700,000)	—	1,800,000
	10 January 2019 2019年1月10日	HK\$0.62 0.62港元	1,800,000	—	(1,080,000)	—	720,000
Cai Bin 蔡斌	3 January 2019 2019年1月3日	HK\$0.62 0.62港元	4,950,000	—	(2,970,000)	—	1,980,000
<b>Others</b>							
<b>其他</b>							
Senior management and other employees of the Group 本集團高級管理層及其他僱員	3 January 2019 2019年1月3日	HK\$0.62 0.62港元	19,845,000	—	(7,614,000)	(1,467,000)	10,764,000
	10 January 2019 2019年1月10日	HK\$0.62 0.62港元	11,115,000	—	(4,764,000)	(1,143,000)	5,208,000
			42,210,000	—	(19,128,000)	(2,610,000)	20,472,000

Note:

The Pre-IPO Share Options will be vested in 3 tranches as follows provided that the annual appraisal target set by the Group for the relevant financial year is satisfied:

- 30% of the total number of the options, i.e. 13,500,000 options, will be vested six months immediately following the Listing Date, i.e. 15 May 2020;
- 30% of the total number of the options, i.e. 13,500,000 options, will be vested 12 months immediately following the Listing Date, i.e. 15 May 2020; and
- 40% of the total number of the options, i.e. 18,000,000 options, will be vested 24 months immediately following the Listing Date, i.e. 15 May 2020.

The Pre-IPO Share Options may be exercised according to the terms of the Pre-IPO Share Option Scheme in whole or in part by the grantee after vesting but before the expiry of five years after the vesting date.

附註：

首次公開發售前購股權將按下文所載分為三批歸屬，前提為本集團就相關財政年度設定的年度績效考核目標已獲達成：

- 購股權總數的30%（即13,500,000份購股權）將於緊隨上市日期（即2020年5月15日）後六個月獲歸屬；
- 購股權總數的30%（即13,500,000份購股權）將於緊隨上市日期（即2020年5月15日）後12個月獲歸屬；及
- 購股權總數的40%（即18,000,000份購股權）將於緊隨上市日期（即2020年5月15日）後24個月獲歸屬。

承授人可於歸屬後（惟於歸屬日期五年後屆滿前）根據首次公開發售前購股權計劃的條款全部或部分行使首次公開發售前購股權。

**(b) Post-IPO share option scheme**

The post-IPO share option scheme (the “Post-IPO Share Option Scheme”) was conditionally adopted by the Shareholders in compliance with the Chapter 17 of the Listing Rules on 29 April 2020. The purpose of the Post-IPO Share Option Scheme is to motivate eligible persons to optimize their future contributions to the Group and/or to reward them for their past contributions, to attract and retain or otherwise maintain on-going relationships with the eligible persons who are significant to and/or whose contributions are or will be beneficial to the performance, growth or success of the Group, and additionally in the case of Executives, to enable the Group to attract and retain individuals with experience and ability and/or to reward them for their past contributions.

The maximum number of Shares issued and to be issued upon exercise of the share options granted and to be granted pursuant to the Post-IPO Share Option Scheme (“Post-IPO Share Options”) and any other share option scheme(s) of the Company to each participant in any 12-month period shall not exceed 1% of the Shares in issue from time to time. Any further grant of options which would result in the number of the Shares issued as aforesaid exceeding the said 1% limit must be approved by the Shareholders in general meeting at which such participant and his or her associates must abstain from voting. The total number of Shares issued or to be issued upon exercise of the share options granted and yet to be exercised under the Post-IPO Share Option Scheme and any other share option scheme(s) adopted by the Company must not exceed 30% of the total number of Shares in issue from time to time.

**(b) 首次公開發售後購股權計劃**

股東於2020年4月29日遵照《上市規則》第十七章有條件採納首次公開發售後購股權計劃(「首次公開發售後購股權計劃」)。首次公開發售後購股權計劃旨在鼓勵合資格人士於日後對本集團作出最佳貢獻；及／或獎勵彼等過往作出之貢獻、吸納及挽留對本集團重要及／或其貢獻對本集團之業績、增長或成就確屬或將會有所裨益之合資格人士或與彼等維持持續之關係；此外，就行政人員而言，亦有助本集團吸納及挽留有經驗及有能力之人士及／或獎勵彼等過往作出之貢獻。

於任何12個月期間根據首次公開發售後購股權計劃及本公司任何其他購股權計劃向各參與者授出及擬授出的購股權(「首次公開發售後購股權」)獲行使時發行及擬發行的股份最大數額，不得超過不時已發行股份的1%。倘進一步授出的購股權將造成上述已發行股份數量超過1%上限，則須經股東在股東大會上批准，而該參與者及其聯繫人須於會上就此放棄投票。根據本公司採納的首次公開發售後購股權計劃及任何其他購股權計劃授出而尚未行使的購股權獲行使時發行或擬發行的股份總數，不得超過本公司不時已發行股份總數的30%。



Any grant of Post-IPO Share Options to a participant who is a Director, chief executive, or substantial Shareholder of the Company or any of their respective associates must be approved by the independent non-executive Directors, excluding any independent non-executive Director who is the grantee of the share options.

The Post-IPO Share Option Scheme shall be valid and effective for a period of 10 years commencing on the Listing Date. The Post-IPO Share Option Scheme will expire on 15 May 2030. However, our Shareholders in general meeting may by resolution at any time terminate the Post-IPO Share Option Scheme. Upon the expiry or termination of the Post-IPO Share Option Scheme as aforesaid, no further options shall be offered but in all other respects the provisions of the Post-IPO Share Option Scheme shall remain in full force and effect. All the Post-IPO Share Options granted prior to such expiry or termination (as the case may be) and not then exercised shall continue to be valid and exercisable subject to and in accordance with the terms of the Post-IPO Share Option Scheme.

The subscription price for the Shares under the Post-IPO Share Option Scheme shall be determined by the Board in its absolute discretion and notified to a participant, provided that such price shall be at least the highest of (i) the nominal value of a Share; (ii) the closing price of the Shares as stated in the Stock Exchange's daily quotations sheet on the date of offer of a share option which must be a trading day; and (iii) the average closing price of the Shares as stated in the Stock Exchange's daily quotations sheet for the five consecutive trading days immediately preceding the date of offer. The amount payable by a grantee on acceptance of a grant of the option is HK\$1.00 (or its equivalent in RMB or any other currency acceptable to the Company).

Subsequent to 30 June 2021, the Company granted 11,738,000 Post-IPO Share Options at the exercise price of HK\$7.18 to subscribe for 11,738,000 Shares pursuant to the Post-IPO Share Option Scheme. For further details, please refer to the Company's announcement dated 12 July 2021.

Additional information in relation to the Pre-IPO Share Option Scheme and Post-IPO Share Option Scheme is set out in note 17 to the financial statements of this interim report.

倘獲授首次公開發售後購股權的參與者是本公司的董事、主要行政人員或主要股東或任何彼等各自的聯繫人，則須經獨立非執行董事（任何獲授購股權的獨立非執行董事除外）批准。

首次公開發售後購股權計劃自上市日期起十年期內生效及有效。首次公開發行後購股權計劃將於2030年5月15日屆滿。然而，股東可隨時於股東大會上以決議案終止首次公開發售後購股權計劃。如上文所述，在首次公開發售後購股權計劃屆滿或終止後概不會再行要約授出購股權，惟首次公開發售後購股權計劃之條文於所有其他方面均仍然具有十足效力及作用。根據首次公開發售後購股權計劃之條款並在其規限下，上述屆滿或終止（視情況而定）前授出而尚未行使之所有首次公開發售後購股權將繼續有效及可予行使。

首次公開發售後購股權計劃項下的股份認購價由董事會全權酌情決定並通知參與者，惟認購價不得低於（以最高者為準）：(i) 股份的面值；(ii) 於購股權建議授出日（該日須為交易日）股份在聯交所每日報價表所列的收市價；及 (iii) 緊接建議授出日期前連續五個交易日股份在聯交所每日報價表所列的平均收市價。承授人於接納所授購股權時須支付的金額為1.00港元（或等值的人民幣或本公司接納的任何其他貨幣）。

於2021年6月30日後，本公司已根據首次公開發售後購股權計劃授出11,738,000份首次公開發售後購股權，其行使價為7.18港元，以認購11,738,000股股份。有關進一步詳情，請參閱本公司日期為2021年7月12日的公告。

有關首次公開發售前購股權計劃及首次公開發行後購股權計劃的額外資料載於本中期報告財務報表附註17。

## Substantial Shareholders' Interests in the Share Capital of the Company

So far as is known to any Directors or chief executives of the Company, as at 30 June 2021, other than the interests and short positions of the Directors or chief executives of the Company as disclosed in the sections headed "Directors' and Chief Executives' Interests and Short Positions in Shares, Underlying Shares or Debentures" and "Share Option Scheme" above, the following persons had interests or short positions in the Shares or underlying Shares of the Company which would fall to be disclosed 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:

### Long positions in the Shares

## 主要股東於本公司股本之權益

於2021年6月30日，就本公司任何董事或主要行政人員所知，除於上文「董事及主要行政人員於股份、相關股份或債券中的權益及淡倉」及「購股權計劃」兩節所披露之本公司董事或主要行政人員之權益及淡倉外，以下人士於本公司之股份或相關股份中擁有須根據《證券及期貨條例》第XV部第2及第3分部條文予以披露之權益或淡倉，或記錄於本公司根據《證券及期貨條例》第336條須存置之登記冊之權益或淡倉：

### 於股份中的好倉

Name of Shareholder	Capacity and nature of interest	Number of Shares held	Approximate percentage of the interest in the Company's issued share capital <sup>1</sup>
股東姓名	身份及權益性質	所持股份數目	概約百分比 <sup>1</sup>
Mr. Wu Po Sum 胡葆森先生	Interest in a controlled corporation 受控法團權益	848,092,944 <sup>2</sup>	67.02%
Enjoy Start Limited 創怡有限公司	Beneficial owner 實益擁有人	848,092,944 <sup>2</sup>	67.02%
Ms. Wu Lam Li 李琳女士	Interest of a spouse 配偶權益	848,092,944 <sup>3</sup>	67.02%
Gaoling Fund, L.P.	Beneficial owner 實益擁有人	84,857,000 <sup>4</sup>	6.71%
Hillhouse Capital Advisors, Ltd.	Interest in a controlled corporation 受控法團權益	84,867,000 <sup>4</sup>	6.71%

Notes:

- (1) The approximate percentage of the interest in the Company's issued share capital is based on a total of 1,265,343,000 Shares of the Company in issue as at 30 June 2021.
- (2) Mr. Wu Po Sum holds 100% of the issued share capital of Enjoy Start Limited and is deemed to be interested in the 848,092,944 Shares held by Enjoy Start Limited for the purposes of the SFO.
- (3) Ms. Wu Lam Li is the spouse of Mr. Wu Po Sum and is therefore deemed to be interested in the same number of Shares that Mr. Wu Po Sum is interested in under the SFO.

附註：

- (1) 本公司已發行股本的權益概約百分比按於2021年6月30日本公司已發行股份總數1,265,343,000股計算。
- (2) 胡葆森先生持有創怡有限公司全數已發行股本，並將根據《證券及期貨條例》被視為擁有創怡有限公司所持848,092,944股股份的權益。
- (3) 李琳女士為胡葆森先生的配偶，因此，根據《證券及期貨條例》，李琳女士被視為於胡葆森先生擁有權益的相同數目股份中擁有權益。

Disclosure of Interests (Continued)  
權益披露(續)

(4) Hillhouse Capital Advisors, Ltd. ("Hillhouse Capital") is the sole investment manager and general partner of Gaoling Fund, L.P.. Hillhouse Capital is deemed to be interested in the 84,857,000 Shares held by Gaoling Fund, L.P..

Save as disclosed above, as at 30 June 2021, there was no other person (other than the Directors or chief executives of the Company) who had an interest or short position in the Shares or underlying shares of the Company which would fall to be disclosed 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.

(4) Hillhouse Capital Advisors, Ltd. (「Hillhouse Capital」) 為 Gaoling Fund, L.P. 的獨家投資經理及一般合夥人。Hillhouse Capital 被視為於 Gaoling Fund, L.P. 持有的 84,857,000 股股份中擁有權益。

除上文所述者外，於 2021 年 6 月 30 日，並無任何其他人士（本公司董事或主要行政人員除外）於本公司之股份或相關股份中擁有根據《證券及期貨條例》第 XV 部第 2 及第 3 分部之條文須予披露之權益或淡倉，或根據《證券及期貨條例》第 336 條登記於本公司須存置之登記冊之權益或淡倉。

# CORPORATE GOVERNANCE AND OTHER INFORMATION

## 企業管治及其他資料

### Corporate Governance Practices

The Company has always valued the superiority, steadiness and rationality of having a sound system of corporate governance and is committed to continuously improving its corporate governance and disclosure practices. During the six months ended 30 June 2021, the Company has complied with all code provisions and mandatory disclosure requirements and, where appropriate, adopted the recommended best practices set out in the Corporate Governance Code in Appendix 14 to the Listing Rules with the exception of code provision A.2.1 and E.1.2 as addressed below.

Code provision A.2.1 — Pursuant to this code provision, the roles of chairman and chief executive officer should be separate and should not be performed by the same individual. Mr. Wang Jun is currently the chairman of the Board and the chief executive officer of the Company, responsible for formulating and executing our business strategies, annual operational and financial plans of the Company.

The Board believes that vesting the roles of both chairman and chief executive officer in Mr. Wang Jun has the benefit of ensuring consistency and continuous leadership within the Group and also maximizes the effectiveness and efficiency of overall planning and execution of its strategies. The Board considers that the balance of power and authority, accountability and independent decision-making under its present arrangement will not be impaired in light of the diverse background and experience of its three independent non-executive Directors. Further, the audit committee of the Company comprises exclusively of independent non-executive Directors has free and direct access to the Company's external auditors and independent professional advisers when it considers necessary. Therefore, our Directors consider that the deviation from Code Provision A.2.1 of the Corporate Governance Code is appropriate in such circumstance.

Code provision E.1.2 — This code provision requires the chairmen of the Board (the "Chairman") to invite the chairman of the audit, remuneration and nomination committees to attend the annual general meeting ("AGM").

Mr. Wang Jun, the Executive Director, the Chairman of the Board and the Chairman of the Nomination Committee of the Company, was unable to attend the 2021 AGM due to other business commitment.

In his absence, Mr. Wang Qian, being a member of the Board, and Mr. Leong Chong and Ms. Xin Zhu, being a member of the Board and the nomination committee, attended the 2021 AGM and answered questions raised at the meeting.

### 企業管治常規

本公司一向重視高質、穩定及合理的穩健企業管治系統，並致力持續改善其企業管治及披露常規。於截至2021年6月30日止六個月期間，本公司一直遵守上市規則附錄十四《企業管治守則》所載的所有守則條文及強制性披露規定，並在適當的情況下採納其中所載的建議最佳常規，惟下文所述的守則條文第A.2.1條及第E.1.2除外。

守則條文第A.2.1條 — 根據此守則條文，主席與行政總裁的角色應有區分，並不應由一人同時兼任。王俊先生現為本公司董事會主席兼首席執行官，負責制定及執行本公司的業務策略、年度營運及財務計劃。

董事會相信，由王俊先生兼任主席與首席執行官的角色有利於確保本集團內部領導貫徹一致，亦可盡量提高整體規劃及執行策略的效率及效益。董事會認為，鑒於其三名獨立非執行董事的多元化背景及經驗，其現時安排下的權力及權限平衡、問責性及獨立決策將不會受到損害。此外，本公司審核委員會僅由獨立非執行董事組成，可於其認有需要時，隨時直接接觸本公司的外部核數師及獨立專門顧問。因此，董事認為，在此情況下偏離《企業管治守則》守則條文第A.2.1條乃屬恰當。

守則條文第E.1.2條 — 此守則條文規定董事會主席（「主席」）邀請審核委員會、薪酬委員會及提名委員會主席出席股東週年大會（「股東週年大會」）。

執行董事、董事會主席兼本公司提名委員會主席王俊先生因其他公務安排無法出席2021年股東週年大會。

在彼缺席時，其他董事會成員王乾先生以及身兼董事會及提名委員會成員的梁翔先生及辛珠女士已出席2021年股東週年大會，並於會上回應提問。

### Model Code for Securities Transactions by Directors of Listed Issuers

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the “Model Code”) in Appendix 10 to the Listing Rules as the code of conduct for the Directors in their dealings in the Company’s securities. Having made specific enquires with each Director, the Company confirmed that the Directors had complied with the required standard as set out in the Model Code for the six months ended 30 June 2021.

### Purchase, Sale or Redemption of Listed Securities of the Company

During the Period, neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company’s listed securities.

### Changes Subsequent to 31 December 2020

There were no other significant changes in the Group’s financial position or from the information for the year ended 31 December 2020 disclosed under the Management Discussion and Analysis section in the annual report of the Company for the year ended 31 December 2020.

### Review of Interim Results by Audit Committee

The audit committee of the Company has discussed with the management and external auditors the accounting principles and policies adopted by the Group, and has reviewed the Group’s unaudited interim consolidated financial statements for the six months ended 30 June 2021.

### Events After the Reporting Period

Save as the disclosed in note 23 to the financial statements of this interim report, there are no significant events subsequent to 30 June 2021 which would materially affect the Group’s operating and financial performance as of the date of this interim report.

### Interim Dividend

The Board declared an interim dividend (the “Interim Dividend”) of HK14.5 cents per share for the six months ended 30 June 2021 (the corresponding period of 2020: HK6.6 cents per share). The Interim Dividend will be paid on or around Monday, 20 September 2021 to the shareholders of the Company whose names appear on the register of members of the Company on Friday, 27 August 2021.

### 上市發行人董事進行證券交易的標準守則

本公司已採納載於上市規則附錄十的《上市發行人董事進行證券交易的標準守則》(「標準守則」)，作為董事進行本公司證券交易的操守守則。經向各董事作出特定查詢後，本公司已確認董事均於截至2021年6月30日止六個月期間一直遵守標準守則所載的規定標準。

### 購買、出售或贖回本公司上市證券

期內，本公司或其任何其附屬公司概無購買、出售或贖回本公司任何上市證券。

### 2020年12月31日後的變動

本集團的財務狀況或本公司於截至2020年12月31日止年度年報之管理層討論與分析所披露截至2020年12月31日止年度的資料均無其他重大轉變。

### 審核委員會審閱中期業績

本公司審核委員會已與管理層及外聘核數師討論本集團採納的會計原則及政策，並已審閱本集團截至2021年6月30日止六個月的未經審核中期綜合財務報表。

### 報告期後事件

除本中期報告財務報表附註23所披露者外，概無於2021年6月30日後發生的重大事件會對本集團於本中期報告日期的營運及財務表現造成嚴重影響。

### 中期股息

董事會已宣派截至2021年6月30日止六個月的中期股息每股14.5港仙(「中期股息」)(2020年同期：每股6.6港仙)。中期股息將於2021年9月20日(星期一)或前後向於2021年8月27日(星期五)名列本公司股東名冊的本公司股東派付。

### Closure of the Register of Members

For the purpose of determining the entitlement of the shareholders to the Interim Dividend, the register of members of the Company will be closed Friday, 27 August 2021. In order to qualify for the Interim Dividend, all properly completed share transfer forms accompanied by the relevant share certificates must be lodged with the Company's Hong Kong branch share registrar, Computershare Hong Kong Investor Services Limited at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong, no later than 4:30 p.m. on Thursday, 26 August 2021, for registration. The Interim Dividend will be paid on or around Monday, 20 September 2021.

### 暫停辦理股份過戶登記

為釐定股東獲發中期股息的資格，本公司將2021年8月27日(星期五)暫停辦理股份過戶登記。為符合獲發中期股息的資格，所有填妥的股份過戶表格連同有關股票最遲須於2021年8月26日(星期四)下午4時30分前送達本公司香港股份過戶登記處分處香港中央證券登記有限公司辦理登記，地址為香港灣仔皇后大道東183號合和中心17樓1712-1716號舖。中期股息將於2021年9月20日(星期一)或前後派付。

# INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

## 中期簡明綜合全面收益表

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

			Six months ended 30 June 截至6月30日止六個月	
			2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核)
		Note 附註		
Revenue	收入	4	1,563,827	1,061,186
Cost of sales	銷售成本	8	(1,062,024)	(693,676)
<b>Gross profit</b>	<b>毛利</b>		<b>501,803</b>	367,510
Selling and marketing expenses	銷售及營銷開支	8	(25,825)	(22,551)
Administrative expenses	行政開支	8	(145,772)	(112,076)
Net impairment losses on financial assets	金融資產減值虧損淨額		(9,902)	(855)
Other income	其他收入	5	18,480	6,504
Other (losses)/gains — net	其他(虧損)/收益淨額	6	(410)	1,052
<b>Operating profit</b>	<b>經營利潤</b>		<b>338,374</b>	239,584
Finance income-net	融資收入淨額	7	6,128	833
Share of post-tax (losses)/profits of associates accounted for using the equity method	使用權益法入賬的應佔聯營公司稅後(虧損)/利潤		(120)	19
<b>Profit before income tax</b>	<b>未計所得稅前利潤</b>		<b>344,382</b>	240,436
Income tax expenses	所得稅開支	9	(73,611)	(51,471)
<b>Profit for the period</b>	<b>期內利潤</b>		<b>270,771</b>	188,965
<b>Profit for the period attributable to:</b>	<b>以下各方應佔期內利潤：</b>			
— Shareholders of the Company	— 本公司股東		260,168	183,814
— Non-controlling interests	— 非控股權益		10,603	5,151
			<b>270,771</b>	188,965
<b>Other comprehensive loss for the period, net of tax</b>	<b>期內其他全面虧損(扣除稅項)</b>			
Items that may be reclassified to profit or loss	可能重新分類至損益的項目			
— Currency translation differences	— 匯兌差額		(10,296)	(5,810)
<b>Total comprehensive income for the period</b>	<b>期內全面收益總額</b>		<b>260,475</b>	183,155
<b>Total comprehensive income for the period attributable to:</b>	<b>以下各方應佔期內全面收益總額：</b>			
— Shareholders of the Company	— 本公司股東		249,872	178,004
— Non-controlling interests	— 非控股權益		10,603	5,151
			<b>260,475</b>	183,155
<b>Earnings per share for profit attributable to the shareholders of the Company (expressed in RMB per share)</b>	<b>本公司股東應佔利潤的每股盈利(以每股人民幣元列示)</b>			
— Basic earnings per share	— 每股基本盈利	10	0.21	0.19
— Diluted earnings per share	— 每股稀釋盈利	10	0.20	0.18

The above interim condensed consolidated statement of comprehensive income should be read in conjunction with the accompanying notes.

以上中期簡明綜合全面收益表應與隨附附註一併閱讀。

# INTERIM CONDENSED CONSOLIDATED BALANCE SHEET

## 中期簡明綜合資產負債表

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

			As at 30 June 2021 於2021年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	As at 31 December 2020 於2020年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
<b>Assets</b>	<b>資產</b>			
<b>Non-current assets</b>	<b>非流動資產</b>			
Investment in associates	於聯營公司的投資		6,049	970
Property, plant and equipment	物業、廠房及設備	11	54,061	56,313
Intangible assets	無形資產	12	255,991	87,706
Other receivables and prepayments	其他應收款項及預付款項	13	13,522	67,127
Deferred income tax assets	遞延所得稅資產		14,325	10,749
			<b>343,948</b>	222,865
<b>Current assets</b>	<b>流動資產</b>			
Inventories	存貨		13,525	8,896
Contract assets	合約資產	4	5,430	3,817
Trade and other receivables and prepayments	貿易及其他應收款項以及預付款項	13	1,459,438	1,328,541
Financial assets at fair value through profit or loss	以公允價值計量並計入損益的金融資產	14	75,595	467,041
Restricted cash	受限制現金		1,000	1,035
Cash and cash equivalents	現金及現金等價物		2,611,738	2,217,784
			<b>4,166,726</b>	4,027,114
<b>Total assets</b>	<b>資產總值</b>		<b>4,510,674</b>	4,249,979
<b>Equity</b>	<b>權益</b>			
<b>Equity attributable to shareholders of the Company</b>	<b>本公司股東應佔權益</b>			
Share capital	股本	15	11,217	11,057
Other reserves	其他儲備	16	1,887,662	2,051,382
Retained earnings	保留盈利		862,430	628,905
			<b>2,761,309</b>	2,691,344
<b>Non-controlling interests</b>	<b>非控股權益</b>		<b>70,335</b>	26,006
<b>Total equity</b>	<b>權益總額</b>		<b>2,831,644</b>	2,717,350



Interim Condensed Consolidated Balance Sheet (Continued)  
 中期簡明綜合資產負債表(續)

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

		Note 附註	As at 30 June 2021 於2021年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	As at 31 December 2020 於2020年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
<b>Liabilities</b>	<b>負債</b>			
<b>Non-current liabilities</b>	<b>非流動負債</b>			
Other payables	其他應付款項	18	16,480	—
Lease liabilities	租賃負債		5,391	10,333
Contract liabilities	合約負債	4	62,190	50,437
Deferred income tax liabilities	遞延所得稅負債		24,067	3,977
			<b>108,128</b>	64,747
<b>Current liabilities</b>	<b>流動負債</b>			
Lease liabilities	租賃負債		12,025	10,876
Trade and other payables	貿易及其他應付款項	18	977,085	937,251
Contract liabilities	合約負債	4	473,257	423,847
Current income tax liabilities	即期所得稅負債		108,535	95,908
			<b>1,570,902</b>	1,467,882
<b>Total liabilities</b>	<b>負債總額</b>		<b>1,679,030</b>	1,532,629
<b>Total equity and liabilities</b>	<b>權益及負債總額</b>		<b>4,510,674</b>	4,249,979

The above interim condensed consolidated balance sheet should be read in conjunction with the accompanying notes.

以上中期簡明綜合資產負債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

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

		Attributable to shareholders of the Company 本公司股東應佔				Non-controlling interests	Total equity
Note		Share capital 股本 RMB'000 人民幣千元 (Note 15) (附註15)	Other reserves 其他儲備 RMB'000 人民幣千元 (Note 16) (附註16)	Retained earnings 保留盈利 RMB'000 人民幣千元	Subtotal 小計 RMB'000 人民幣千元	非控股權益 RMB'000 人民幣千元	權益總額 RMB'000 人民幣千元
	<b>Balance at 1 January 2021 (Audited)</b>						
	2021年1月1日的結餘(經審核)	11,057	2,051,382	628,905	2,691,344	26,006	2,717,350
	<b>Total comprehensive income for the period (Unaudited)</b>						
	期內全面收益總額(未經審核)						
	Profit for the period	—	—	260,168	260,168	10,603	270,771
	Other comprehensive loss for the period	—	(10,296)	—	(10,296)	—	(10,296)
		—	(10,296)	260,168	249,872	10,603	260,475
	<b>Transactions with shareholders of the Company (Unaudited)</b>						
	與本公司股東的交易(未經審核)						
	Share option scheme — value of employee services	17	1,074	—	1,074	—	1,074
	Share option scheme — issued shares	15	160	9,960	10,120	—	10,120
	Dividend distribution to shareholders	—	(191,101)	—	(191,101)	—	(191,101)
	Acquisition of subsidiaries	—	—	—	—	34,593	34,593
	Capital contribution from non-controlling interests	—	—	—	—	1,200	1,200
	Appropriation of statutory reserves	16	26,643	(26,643)	—	—	—
	Dividend declared to non-controlling interests	—	—	—	—	(2,067)	(2,067)
	<b>Balance at 30 June 2021 (Unaudited)</b>	11,217	1,887,662	862,430	2,761,309	70,335	2,831,644
	於2021年6月30日的結餘(未經審核)						
	<b>Balance at 1 January 2020 (Audited)</b>	3	123,297	246,142	369,442	12,207	381,649
	於2020年1月1日的結餘(經審核)						
	<b>Total comprehensive income for the period (Unaudited)</b>						
	期內全面收益總額(未經審核)						
	Profit for the period	—	—	183,814	183,814	5,151	188,965
	Other comprehensive loss for the period	—	(5,810)	—	(5,810)	—	(5,810)
		—	(5,810)	183,814	178,004	5,151	183,155
	<b>Transactions with shareholders of the Company (Unaudited)</b>						
	與本公司股東的交易(未經審核)						
	Issue of shares in connection with the capitalisation issue	—	(7,885)	—	—	—	—
	Issue of shares in connection with the Company's listing	—	2,085,535	—	2,088,694	—	2,088,694
	Share option scheme — value of employee services	17	4,200	—	4,200	—	4,200
	Capital contribution from non-controlling interest	—	—	—	—	49	49
	Dividend distribution to non-controlling interest	—	—	—	—	(123)	(123)
	<b>Balance at 30 June 2020 (Unaudited)</b>	11,047	2,199,337	429,956	2,640,340	17,284	2,657,624
	於2020年6月30日的結餘(未經審核)						

The above interim condensed consolidated statement of changes in equity should be read in conjunction with the accompanying notes.

以上中期簡明綜合權益變動表應與隨附附註一併閱讀。

# INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

## 中期簡明綜合現金流量表

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

		Six months ended 30 June 截至6月30日止六個月	
		2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核)
		Note 附註	
<b>Cash flows from operating activities</b>	<b>經營活動所得現金流量</b>		
Cash generated from operations	經營所得現金	380,964	75,554
Income tax paid	已付所得稅	(65,922)	(39,497)
<b>Net cash generated from operating activities</b>	<b>經營活動所得現金淨額</b>	<b>315,042</b>	36,057
<b>Cash flows from investing activities</b>	<b>投資活動所得現金流量</b>		
Purchase of property, plant and equipment	購買物業、廠房及設備	(7,660)	(3,645)
Purchase of intangible assets	購買無形資產	(1,718)	(1,782)
Proceeds from disposal of property, plant and equipment	出售物業、廠房及設備的所得款項	189	147
Repayments of loans from other entities	其他實體還款	—	29,352
Interest received	已收利息	3,147	690
Cash acquired from acquisition of subsidiaries, net payments for consideration	收購附屬公司所得現金，扣除代價付款	5,515	—
Payments for acquisition of financial assets at fair value through profit or loss	收購以公允價值計量並計入損益的金融資產付款	(514,361)	(431,600)
Proceeds from disposal of financial assets at fair value through profit or loss	出售以公允價值計量並計入損益的金融資產所得款項	899,891	433,804
Investments in associates	於聯營公司的投資	(5,199)	—
Payments of deposits	支付按金	(100,000)	—
<b>Net cash generated from investing activities</b>	<b>投資活動所得現金淨額</b>	<b>279,804</b>	26,966

Interim Condensed Consolidated Statement of Cash Flows (Continued)  
 中期簡明綜合現金流量表(續)

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

		Six months ended 30 June 截至6月30日止六個月	
		2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核)
	Note 附註		
<b>Cash flows from financing activities</b>	<b>融資活動所得現金流量</b>		
Proceeds from exercise of share options	行使購股權所得款項	10,120	—
Proceeds from issue of ordinary shares	發行普通股所得款項	—	2,164,120
Capital injection by non-controlling interests	非控股權益注資	1,200	49
Dividends paid to shareholders	應付股東股息	(191,101)	—
Repayments to related parties	向關聯方還款	(7,062)	(6,884)
Interest paid	已付利息	(526)	(216)
Principal elements of lease payments	租賃付款的本金部分	(4,754)	(2,655)
Listing expenses paid	已付上市開支	—	(64,659)
Dividends paid to non-controlling interests	已付非控股權益的股息	(2,067)	(123)
<b>Net cash (used in)/generated from financing activities</b>	<b>融資活動(所用)／所得現金淨額</b>	<b>(194,190)</b>	2,089,632
<b>Net increase in cash and cash equivalents</b>	<b>現金及現金等價物增加淨額</b>	<b>400,656</b>	2,152,655
Cash and cash equivalents at beginning of the period	期初現金及現金等價物	2,217,784	584,795
Effects of exchange rate changes on cash and cash equivalents	現金及現金等價物的匯兌變動影響	(6,702)	(5,265)
<b>Cash and cash equivalents at the end of the period</b>	<b>期末現金及現金等價物</b>	<b>2,611,738</b>	2,732,185

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

以上中期簡明綜合現金流量表應與隨附附註一併閱讀。

# NOTES TO THE INTERIM FINANCIAL INFORMATION

## 中期財務資料附註

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 1 General Information

Central China New Life Limited (the “Company”) was incorporated in the Cayman Islands on 16 October 2018 as an exempted company with limited liability under the Companies Law CAP.22 of the Cayman Islands. The address of the Company’s registered office is Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY1-1111, Cayman Islands.

The Company was listed on the Main Board of the Stock Exchange of Hong Kong Limited on 15 May 2020 by way of its initial public offering (“IPO”).

The Company is an investment holding company. The Company and its subsidiaries (together, the “Group”) are principally engaged in (i) provision of property management and value-added services (ii) provision of lifestyle services and (iii) provision of commercial property management and consultation services in the People’s Republic of China (the “PRC”). The controlling shareholders of the Company are Enjoy Start Limited (“Enjoy Start”), a company incorporated under the laws of British Virgin Islands (“BVI”) and Mr. Wu Po Sum (collectively the “Controlling Shareholder”).

The interim condensed consolidated balance sheet as at 30 June 2021, and the related interim condensed consolidated statements of comprehensive income, changes in equity and cash flows for the six months period then ended, and a summary of significant accounting policies and other explanatory notes (collectively defined as the “Interim Financial Information”) of the Group have been approved for issue by the board of directors of the Company (the “Board”) on 12 August 2021.

The outbreak of the 2019 Novel Coronavirus (“COVID-19”) had brought unprecedented challenges and added uncertainties to the economy. COVID-19 may affect the financial performance and position of the Group including postponement of delivery of properties to residents which consequently delayed the commencement of the Group’s property management services, restriction and reduction of social activities, allowance for expected credit losses on trade and other receivables and so on. Since the outbreak of COVID-19, the Group kept continuous attention on the situation of the COVID-19 and reacted actively to its impact on the financial position and operating results of the Group. As at the date that the condensed consolidated interim financial information is authorised for issue, COVID-19 does not have any material adverse impact on the financial position and operating result of the Group.

### 1 一般資料

建業新生活有限公司(「本公司」)於2018年10月16日根據開曼群島法例第22章《公司法》在開曼群島註冊成立為獲豁免有限公司。本公司的註冊辦事處位於Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY1-1111, Cayman Islands。

本公司於2020年5月15日透過其首次公開發售(「首次公開發售」)的方式在香港聯合交易所有限公司主板上市。

本公司為一家投資控股公司。本公司及其附屬公司(統稱「本集團」)主要於中華人民共和國(「中國」)從事(i)提供物業管理服務及增值服務；(ii)提供生活服務；及(iii)提供商業資產管理及諮詢服務。本公司的控股股東為創怡有限公司(「創怡」，一家根據英屬維爾京群島法例註冊成立的公司)及胡葆森先生(統稱「控股股東」)。

本集團於2021年6月30日的中期簡明綜合資產負債表及截至該日止六個月期間的相關中期簡明綜合全面收益、權益變動及現金流量表，以及重大會計政策概要及其他解釋附註(統稱為「中期財務資料」)已於2021年8月12日獲董事會(「董事會」)批准刊發。

2019冠狀病毒病(「COVID-19」)爆發為經濟帶來前所未有的挑戰及增加不確定性。COVID-19可能會影響本集團的財務表現及狀況，包括延遲向住戶交付物業，導致本集團開展物業管理服務延誤、社交活動受限制及減少、貿易及其他應收款項的預期信貸虧損撥備等。自COVID-19爆發起，本集團持續關注COVID-19的狀況，並積極應對其對本集團財務狀況及經營業績的影響。於本簡明綜合中期財務資料獲准發佈日期，COVID-19對本集團的財務狀況及經營業績並無任何重大不利影響。

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

## 1 General Information (Continued)

The Interim Financial Information is presented in Renminbi (“RMB”), unless otherwise stated.

The Interim Financial Information has been reviewed but unaudited.

## 2 Basis of Preparation

This Interim Financial Information for the six months ended 30 June 2021 has been prepared in accordance with Hong Kong Accounting Standard 34 “Interim Financial Reporting”.

The Interim Financial Information does not include all the notes of the type normally included in an annual financial report. Accordingly, the Interim Financial Information is to be read in conjunction with the annual consolidated financial statements of the Group for the year ended 31 December 2020 and any public announcements made by the Group during the interim reporting period.

## 3 Significant Accounting Policies

The accounting policies adopted are consistent with those of the previous financial year and corresponding interim reporting period, except for the estimation of income tax (see Note 3(a)) and adoption of new and amended standards as set out below.

### (a) Income taxes

Taxes on income in the interim periods are accrued using the tax rate that would be applicable to expected total annual earnings.

### (b) 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 2021. The adoption of these new standards and amendments does not have significant impact to the Interim Financial Information of the Group.

- Interest Rate Benchmark Reform — Phase 2 — Amendments to HKRS 9, HKAS 39, HKFRS 7, HKFRS 4 and HKFRS 16

## 1 一般資料(續)

除另有說明外，中期財務資料表均以人民幣(「人民幣」)呈列。

中期財務資料已經審閱，惟未經審核。

## 2 呈列基準

截至2021年6月30日止六個月的本中期財務資料乃根據香港會計準則第34號「中期財務報告」編製。

中期財務資料並不包括所有一般載於年度財務報告的附註。因此，中期財務資料應與本集團截至2020年12月31日止年度的年度綜合財務報表以及本集團於中期報告期間發佈的任何公開公告一併閱覽。

## 3 重大會計政策

所應用會計政策與過往財政年度及相應中期報告期間所應用者一致，惟所得稅估計(見附註3(a))及採納下文所載的新標準及經修訂標準除外。

### (a) 所得稅

中期的所得稅乃採用適用於預期年度總收益的稅率計算。

### (b) 本集團採納的新訂及經修訂準則

本集團已在2021年1月1日開始的報告期首次採用以下準則及修訂本。採用該等新準則及修訂本不會對本集團的中期財務資料產生重大影響。

- 利率基準改革 — 第二階段 — 《香港財務報告準則》第9號、《香港會計準則》第39號、《香港財務報告準則》第7號、《香港財務報告準則》第4號及《香港財務報告準則》第16號(修訂本)

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 3 Significant Accounting Policies (Continued)

#### (c) New and amendments to existing standards have been issued but are not effective for the financial year beginning on 1 January 2021 and have not been early adopted by the Group

### 3 重大會計政策(續)

#### (c) 新標準及對現有標準的修訂本已獲頒佈，惟自2021年1月1日起的財政年度尚未生效，且本集團尚未提早採納

		<b>Effective for accounting periods beginning on or after 於以下日期或之後開 始的會計期間生效</b>
HKFRS 3 (Amendments) 香港財務報告準則第3號(修訂本)	Reference to the conceptual Framework 概念框架參考	1 January 2022 2022年1月1日
HKAS 16 (Amendments) 香港會計準則第16號(修訂本)	Property, plant and equipment 物業、廠房及設備	1 January 2022 2022年1月1日
HKAS 37 (Amendments) 香港會計準則第37號(修訂本)	Onerous contracts — cost of fulfilling a contract 繁苛合約 — 履約成本	1 January 2022 2022年1月1日
Annual improvements to HKFRS 1 香港財務報告準則第1號的年度改進	First-time adoption of HKFRS 首次採納香港財務報告準則	1 January 2022 2022年1月1日
Annual improvements to HKFRS 9 香港財務報告準則第9號的年度改進	Financial instruments 財務工具	1 January 2022 2022年1月1日
Annual improvements to HKFRS 16 香港財務報告準則第16號的年度改進	Leases 租賃	1 January 2022 2022年1月1日
Annual improvements to HKFRS 41 香港財務報告準則第41號的年度改進	Agriculture 農業	1 January 2022 2022年1月1日
Revised Accounting Guideline 5 經修訂會計指引第5號	Merger Accounting for Common Control Combination 共同控制合併的合併會計法	1 January 2022 2022年1月1日
HKFRS 17 香港財務報告準則第17號	Insurance contracts 保險合約	1 January 2023 2023年1月1日
HKAS 1 (Amendments) 香港會計準則第1號(修訂本)	Classification of liabilities as current or non-current 流動或非流動負債分類	1 January 2023 2023年1月1日
Hong Kong Interpretation 5 (2020) 香港詮釋第5號(2020年)	Presentation of Financial Statements — Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause 財務報表呈列 — 借款人附有按需還款條文的定期貸款的分類	1 January 2023 2023年1月1日
HKFRS 10 and HKAS 28 (Amendment) 香港財務報告準則第10號及香港會計準則第28號(修訂本)	Sale or contribution of assets between an investor and its associate or joint venture 投資者與其聯營企業或合資企業之間的資產出售或出資	To be determined 有待釐定

The Group has already commenced an assessment of the impact of these new or revised standards, interpretation and amendments, certain of which are relevant to the Group's operations.

本集團已開始評估該等新訂或經修訂準則、詮釋及修訂本的影響，當中若干與本集團的營運有關。

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

#### 4 Segment Information

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

The CODM examines the Group’s performance from service line perspective and has identified three reportable segments of its business:

- Property management and value-added services: this part of business provides property management services of residential properties and commercial properties, and related value-added services, including consultancy services to property developers, community value-added services, intelligent community services, Central China Consumer Club and real estate marketing services.
- Lifestyle services: this part of business primarily comprises tourism services, sales of goods and provision of catering services.
- Commercial property management and consultation services: this part of business primarily comprises provision of hotel management services and management for agricultural and cultural tourism projects and commercial real-estate operation.

The Group mainly operates its businesses in the PRC and earns substantially all of the revenue from external customers attributed to the PRC. As at 30 June 2021, substantially all of the non-current assets of the Group were located in the PRC. Therefore, no geographical segments are presented.

The CODM assesses the performance of the operating segments mainly based on the measure of operating profit excluding other income, other gains/(losses), finance income and share of net (loss)/profit of associates accounted for using the equity method which are not directly related to the segment performance (“segment results”).

#### 4 分部資料

管理層已根據主要經營決策者(「主要經營決策者」)審閱的報告確定經營分部。主要經營決策者為本公司的執行董事，負責分配資源及評估經營分部的表現。

主要經營決策者從服務線方面審查本集團的表現，並已確定三個須予報告的業務分部：

- 物業管理及增值服務：該業務分部提供住宅物業及商業資產的物業管理服務以及相關增值服務，包括為物業開發商提供諮詢服務、社區增值服務、智慧社區服務、建業君鄰會及房地產營銷服務。
- 生活服務：該業務分部主要包括旅遊服務、銷售貨品及提供餐飲服務。
- 商業資產管理及諮詢服務：該業務分部主要包括提供酒店管理服務及農業及文化旅遊項目管理及商業房地產運營。

本集團主要在中國開展業務，且其絕大部分收入來自中國外部客戶。於2021年6月30日，本集團絕大部分非流動資產位於中國。因此並無呈列地理分部。

主要經營決策者主要基於經營利潤(不包括並不與分部表現直接相關的其他收入、其他收益/(虧損)、融資收入及使用權益法入賬的應佔聯營公司稅後(虧損)/利潤的計量來評估經營分部的表現(「分部業績」)。



(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

**4 Segment Information (Continued)**  
**(a) Segment results**

Segment results also excludes the effects of significant items of expenditure which may have an impact on the quality of earnings such as central administration costs and listing expenses.

Interest income and finance income are not allocated to segments, as this type of activity is driven by the central treasury function, which manages the cash position of the Group.

The segment results and the reconciliation with profit before income tax for the six months ended 30 June 2021 and 2020 are as follows:

**For the six months ended 30 June 2021 (unaudited)**

		Property management and value-added services 物業管理及增值服務 RMB'000 人民幣千元	Lifestyle services 生活服務 RMB'000 人民幣千元	Commercial property management and consultation services 商業資產管理及諮詢服務 RMB'000 人民幣千元	Group 本集團 RMB'000 人民幣千元
Revenue from contracts with customers	客戶合約收入	1,286,090	206,025	71,712	1,563,827
— at a point in time	— 於某一時間點	316,040	171,354	10,318	497,712
— over time	— 隨時間推移	970,050	34,671	61,394	1,066,115
Segment results	分部業績	280,168	53,006	21,617	354,791
Other income	其他收入				18,480
Other losses — net	其他虧損淨額				(410)
Unallocated operating costs	未分配運營成本				(34,487)
Finance income — net	融資收入淨額				6,128
Share of net loss of associates accounted for using the equity method	使用權益法入賬的應佔聯營公司稅後虧損				(120)
Profit before income tax	所得稅前利潤				344,382
Income tax expenses	所得稅開支				(73,611)
Profit for the period	期內利潤				270,771
Depreciation	折舊	12,040	1,792	920	14,752
Amortisation	攤銷	8,608	782	—	9,390

**4 分部資料(續)**  
**(a) 分部業績**

分部業績亦不包括可能對盈利質素產生影響的重大開支項目(例如中央行政費用及上市開支)的影響。

利息收入及融資收入不分配至各分部，因為此類活動由管理本集團現金頭寸的中央財務職能部門推動進行。

截至2021年及2020年6月30日止六個月的分部業績及與未計所得稅前利潤的對賬如下：

**截至2021年6月30日止六個月(未經審核)**

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

**4 Segment Information (Continued)**

**(a) Segment results (Continued)**

**For the six months ended 30 June 2020 (unaudited)**

**4 分部資料(續)**

**(a) 分部業績(續)**

**截至2020年6月30日止六個月(未經審核)**

		Property management and value-added services 物業管理及增值服務 RMB'000 人民幣千元	Lifestyle services 生活服務 RMB'000 人民幣千元	Commercial property management and consultation services 商業資產管理及諮詢服務 RMB'000 人民幣千元	Group 本集團 RMB'000 人民幣千元
Revenue from contracts with customers	客戶合約收入	843,778	172,801	44,607	1,061,186
— at a point in time	— 於某一時間點	249,634	138,090	9,615	397,339
— over time	— 隨時間推移	594,144	34,711	34,992	663,847
Segment results	分部業績	199,609	45,374	10,616	255,599
Other income	其他收入				6,504
Other gains — net	其他收益淨額				1,052
Unallocated operating costs	未分配運營成本				(23,571)
Finance income — net	融資收入淨額				833
Share of net profit of an associate accounted for using the equity method	使用權益法入賬的應佔一家聯營公司稅後利潤				19
Profit before income tax	所得稅前利潤				240,436
Income tax expenses	所得稅開支				(51,471)
Profit for the period	期內利潤				188,965
Depreciation	折舊	5,824	943	794	7,561
Amortisation	攤銷	1,350	800	—	2,150

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

#### 4 Segment Information (Continued)

##### (b) Segment assets and liabilities

Segment assets and liabilities are measured in the same way as in the financial statements. These assets and liabilities are allocated based on the operations of the segment.

Investments in financial assets that are managed by the treasury function are not considered to be segment assets. These are investments in wealth management products and senior notes that are classified as at fair value through profit or loss.

The following is the analysis of the Group's segment assets and liabilities as at 30 June 2021 (unaudited):

As at 30 June 2021 (unaudited)

		Property management and value- added services 物業管理及 增值服務 RMB'000 人民幣千元	Lifestyle services 生活服務 RMB'000 人民幣千元	Commercial property management and consultation services 商業資產管理 及諮詢服務 RMB'000 人民幣千元	Intersegment eliminations 分部間對銷 RMB'000 人民幣千元	Group 本集團 RMB'000 人民幣千元
Segment assets	分部資產	3,751,609	378,234	100,141	(282,940)	3,947,044
Unallocated cash and cash equivalents	未分配現金及現金等價物					467,661
Deferred income tax assets	遞延所得稅資產					14,325
Financial assets at fair value through profit or loss	以公允價值計量並計入損益的金融資產					75,595
Investments in associates	於聯營公司的投資					6,049
<b>Total assets</b>	<b>資產總值</b>					<b>4,510,674</b>
Segment liabilities	分部負債	(1,697,294)	(70,208)	(61,866)	282,940	(1,546,428)
Deferred income tax liabilities	遞延所得稅負債					(24,067)
Current income tax liabilities	即期所得稅負債					(108,535)
<b>Total liabilities</b>	<b>負債總額</b>					<b>(1,679,030)</b>

#### 4 分部資料(續)

##### (b) 分部資產及負債

分部資產及負債按財務報表所示相同方式計量。該等資產及負債按分部經營情況進行分配。

對由財務職能部門管理的金融資產的投資不被視為分部資產。對理財產品及優先票據的投資被分類為以公允價值計量並計入損益。

以下為本集團於2021年6月30日的分部資產及負債(未經審核)分析：

於2021年6月30日(未經審核)

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

#### 4 Segment Information (Continued)

##### (b) Segment assets and liabilities (Continued)

The following is the analysis of the Group's segment assets and liabilities as at 31 December 2020 (audited):

As at 31 December 2020 (audited)

#### 4 分部資料(續)

##### (b) 分部資產及負債(續)

以下為本集團於2020年12月31日的分部資產及負債(經審核)分析：

於2020年12月31日(經審核)

		Property management and value- added services 物業管理及 增值服務 RMB'000 人民幣千元	Lifestyle services 生活服務 RMB'000 人民幣千元	Commercial property management and consultation services 商業資產管理 及諮詢服務 RMB'000 人民幣千元	Intersegment eliminations 分部間對銷 RMB'000 人民幣千元	Group RMB'000 人民幣千元
Segment assets	分部資產	2,780,490	239,728	74,287	(269,549)	2,824,956
Unallocated cash and cash equivalents	未分配現金及現金等價物					946,263
Deferred income tax assets	遞延所得稅資產					10,749
Financial assets at fair value through profit or loss	以公允價值計量並計入 損益的金融資產					467,041
Investments in an associate	對一家聯營公司的投資					970
<b>Total assets</b>	<b>資產總值</b>					<b>4,249,979</b>
Segment liabilities	分部負債	(1,553,985)	(97,131)	(51,177)	269,549	(1,432,744)
Deferred income tax liabilities	遞延所得稅負債					(3,977)
Current income tax liabilities	即期所得稅負債					(95,908)
<b>Total liabilities</b>	<b>負債總額</b>					<b>(1,532,629)</b>

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

#### 4 Segment Information (Continued)

##### (c) Disaggregation of revenue from contracts with customers

The Group derives revenue from the transfer of goods and services over time and at a point in time in the following major service lines:

#### 4 分部資料(續)

##### (c) 客戶合約收入的分類

本集團以下主要服務線隨時間推移及於某一時間點轉移貨品及服務而產生的收益：

		Six months ended 30 June 截至6月30日止六個月	
		2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Property management and related services	物業管理及相關服務	761,140	463,356
Sales of goods	貨品銷售	201,678	115,249
Installation and decoration services	安裝及裝修服務	198,946	119,261
Commission income	佣金收入	128,717	124,774
Consulting services	諮詢服務	120,766	118,049
Commercial property management and consultation services income	商業資產管理及諮詢服務收入	71,366	43,448
Membership management income	會員管理收入	37,984	37,736
Travel service income	旅遊服務收入	28,191	27,273
Others	其他	15,039	12,040
		<b>1,563,827</b>	<b>1,061,186</b>

For the six months ended 30 June 2021 and 2020, revenues from Central China Real Estate Limited ("CCRE") and its subsidiaries (the "CCRE Group") contributed 30% and 39% of the Group's revenue, respectively. Other than the CCRE Group, the Group has a large number of customers, none of whom contributed 10% or more of the Group's revenue.

截至2021年及2020年6月30日止六個月，來自建業地產股份有限公司(「建業地產」)及其附屬公司(「建業集團」)的收入分別佔本集團收入的30%及39%。除建業集團外，本集團還擁有大量其他客戶，其中概無任何客戶貢獻收入佔本集團收入的10%或以上。

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

**4 Segment Information (Continued)**

**(d) Assets and liabilities related to contracts with customers**

The Group has recognised the following assets and liabilities related to contracts with customers:

**4 分部資料(續)**

**(d) 與客戶合約有關的資產及負債**

本集團已確認下列與客戶合約有關的資產及負債：

		<b>30 June 2021 2021年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)</b>	31 December 2020 2020年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
<b>Contract assets</b>	<b>合約資產</b>		
Current contract assets	流動合約資產	<b>5,430</b>	3,817
Loss allowance	虧損撥備	—	—
<b>Total contract assets</b>	<b>合約資產總額</b>	<b>5,430</b>	3,817
<b>Contract liabilities</b>	<b>合約負債</b>		
Non-Current	非流動		
— Property management services	— 物業管理服務	<b>(62,190)</b>	(50,437)
Current	流動		
— Property management and value-added services	— 物業管理及增值服務	<b>(467,583)</b>	(420,645)
— Lifestyle services	— 生活服務	<b>(3,348)</b>	(3,031)
— Commercial property management and consultation services	— 商業資產管理及諮詢服務	<b>(2,326)</b>	(171)
		<b>(473,257)</b>	(423,847)
<b>Total contract liabilities</b>	<b>合約負債總額</b>	<b>(535,447)</b>	(474,284)

Contract liabilities of the Group mainly arise from the advance payments made by customers while the underlying services are yet to be provided.

本集團合約負債主要由尚未提供相關服務時客戶支付的墊款所引致。

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

## 5 Other Income

## 5 其他收入

		Six months ended 30 June 截至6月30日止六個月	
		2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Government grants (Note (a))	政府補助(附註(a))	14,429	3,076
Value-added tax deductible (Note (b))	可抵扣增值稅(附註(b))	4,051	2,738
Interests income from loans to third parties	向第三方提供貸款的利息收入	—	690
		<b>18,480</b>	<b>6,504</b>

(a) Government grants mainly consisted of financial subsidies granted by local government. There are no unfulfilled conditions or other contingencies attached to the government grant recognised during the six months ended 30 June 2021.

(a) 政府補助主要包括地方政府授予的財政補貼。在截至2021年6月30日止六個月確認的政府補助並無未完成條件或其他或然事項。

(b) Value-added tax deductible mainly included additional deduction of input value-added tax applicable to certain subsidiaries.

(b) 可抵扣增值稅主要包括應用於若干附屬公司進項增值稅的額外抵扣。

## 6 Other (losses)/gains — net

## 6 其他(虧損)/收益淨額

		Six months ended 30 June 截至6月30日止六個月	
		2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Net fair value (losses)/gains on financial assets at fair value through profit or loss	以公允價值計量並計入損益的金融資產的公允價值(虧損)/收益淨額	(2,001)	674
Net foreign exchange gains	匯兌淨收益	1,495	—
Others	其他	96	378
		<b>(410)</b>	<b>1,052</b>

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

**7 Finance Income — net**

**7 融資收入淨額**

		Six months ended 30 June 截至6月30日止六個月	
		2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核)
<b>Finance income</b>	<b>融資收入</b>		
Interest income from bank deposits	銀行存款利息收入	<b>8,310</b>	1,049
<b>Finance cost</b>	<b>融資成本</b>		
Interest expenses of lease liabilities	租賃負債利息開支	<b>(526)</b>	(216)
Interest expenses on discount of long-term payables	長期應付款項貼現的利息開支	<b>(1,656)</b>	—
		<b>(2,182)</b>	(216)
Finance income — net	融資收入淨額	<b>6,128</b>	833



(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

## 8 Expenses By Nature

## 8 按性質劃分的開支

		Six months ended 30 June 截至6月30日止六個月	
		2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Employee benefit expenses	僱員福利開支	412,001	312,551
Construction and installation costs	建築及安裝成本	168,010	81,847
Greening and cleaning expenses	綠化及清潔開支	150,236	93,003
Cost of goods sold	銷貨成本	144,964	77,500
Security charges	安保費	122,045	87,551
Utilities	公用事業費	56,958	36,652
Outsourcing labor costs	勞務外包費	37,884	9,751
Outsourcing tourism services costs	旅遊服務外包成本	26,866	24,908
Depreciation and amortisation charges	折舊及攤銷費	24,142	9,711
Maintenance costs	保養成本	16,399	16,907
Professional service fees	專業服務費	11,823	13,955
Promotion expenses	推廣費用	11,608	7,263
Office expenses	辦公開支	9,566	9,743
Traveling and entertainment expenses	差旅及招待開支	9,400	9,418
Taxes and other levies	稅項及其他徵費	7,875	5,018
Community activities costs	社區活動費用	4,709	945
Auditor's remuneration	核數師酬金		
— Audit services	— 核數服務	1,300	1,100
Listing expenses	上市開支	—	17,257
Others	其他	17,835	13,223
		<b>1,233,621</b>	<b>828,303</b>

## 9 Income Tax Expenses

The Company was incorporated in the Cayman Islands as an exempted company with limited liability and accordingly, is exempted from Cayman Islands income tax. The Company's direct subsidiary in the British Virgin Islands ("BVI") was incorporated under the International Business Companies Act of the BVI and, accordingly, is exempted from British Virgin Islands income tax.

Hong Kong profits tax rate is 16.5%. No provision for Hong Kong profits tax was provided as the Group did not have assessable profit in Hong Kong for the six months ended 30 June 2020 and 2021.

Income tax provision of the Group in respect of operations in Mainland China has been calculated at the applicable tax rate on the estimated assessable profits for the period, based on the existing legislation, interpretations and practices in respect thereof.

## 9 所得稅開支

本公司是於開曼群島註冊成立的一家獲豁免有限責任公司，因此獲豁免繳納開曼群島所得稅。本公司在英屬維爾京群島（「英屬維爾京群島」）的直接附屬公司乃根據英屬維爾京群島《國際商業公司法》註冊成立，因此獲豁免繳納英屬維爾京群島所得稅。

香港利得稅稅率為16.5%。截至2020年及2021年6月30日止六個月，由於本集團並無產生自香港的應課稅利潤，故並無就香港利得稅計提撥備。

本集團就中國內地的業務作出的所得稅撥備已根據現行相關法例、詮釋及慣例，按期內估計應課稅利潤的適用稅率計算。

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

## 9 Income Tax Expenses (Continued)

The general corporate income tax rate in PRC is 25% according to Corporate Income Tax Law of the PRC (the "CIT Law") effective on 1 January 2008. Henan Aiou Electronic Technology Co., Ltd. ("Aiou Electronic") was qualified as "High and New Technology Enterprises" ("HNTE") in 2018. Jiyuan City Zhongbang Environmental Sanitation Co., Ltd. ("Jiyuan Zhongbang") was qualified as HNTE in 2019. Henan One Family Network Technology Co., Ltd. and Song Yun (Beijing) Information Service Co., Ltd. were qualified as HNTE in 2020. Accordingly, these four subsidiaries of the Group are entitled to a preferential income tax rate of 15% for a three-year period. Certain of the Group's subsidiaries enjoy the preferential income tax treatment for Small and Micro Enterprise with the income tax rate of 20% and are eligible to have their tax calculated based on 25% or 50% of their taxable income.

## 9 所得稅開支(續)

根據於2008年1月1日生效的《企業所得稅法》，中國的一般企業所得稅稅率為25%。河南艾歐電子科技有限公司(「艾歐科技」)於2018年獲得「高新技術企業」資格。濟源市眾幫環境保潔有限公司(「濟源眾幫」)於2019年獲得「高新技術企業」資格。河南一家網絡科技有限公司及嵩雲(北京)信息服務有限公司於2020年獲得「高新技術企業」資格。因此，本集團該四間附屬公司有權享有3年期15%的優惠所得稅稅率。本集團若干附屬公司享有20%小微企業優惠所得稅稅率，並有權根據其應課稅收入的25%或50%計稅。

		Six months ended 30 June 截至6月30日止六個月	
		2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Current income tax	即期所得稅	77,187	54,114
Deferred income tax	遞延所得稅	(3,576)	(2,643)
		<b>73,611</b>	<b>51,471</b>

Income tax expenses is recognised based on management's estimate of the weighted average effective annual income tax rate expected for the full financial year.

管理層根據管理層對整個會計年度預期的加權平均實際年所得稅率的估計確認的所得稅開支。

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

## 10 Earnings Per Share

### (a) Basic earnings per share

The basic earnings per share is calculated by dividing the profit attributable to shareholders of the Company by the weighted average number of ordinary shares in issue during the six months ended 30 June 2020 and 2021.

## 10 每股盈利

### (a) 每股基本盈利

截至2020年及2021年6月30日止六個月，每股基本盈利按本公司股東應佔利潤除以已發行普通股加權平均數計算。

		Six months ended 30 June 截至6月30日止六個月	
		2021 2021年 (Unaudited) (未經審核)	2020 2020年 (Unaudited) (未經審核)
Profit attributable to shareholders of the Company (RMB'000)	本公司股東應佔利潤 (人民幣千元)	260,168	183,814
Weighted average number of ordinary shares in issue (in thousands)	已發行普通股的加權平均數 (千股)	1,256,252	982,995
Basic earnings per share attributable to the shareholders of the Company during the period (expressed in RMB per share)	期內本公司股東應佔 每股基本盈利 (以每股人民幣元呈列)	0.21	0.19

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

## 10 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 arising from share options granted by the Company.

## 10 每股盈利(續)

### (b) 每股稀釋盈利

每股稀釋盈利乃假設已轉換本公司授出購股權產生的所有具稀釋潛力的普通股後，調整已發行普通股的加權平均數計算得出。

		Six months ended 30 June 截至6月30日止六個月	
		2021 2021年 (Unaudited) (未經審核)	2020 2020年 (Unaudited) (未經審核)
Profit attributable to shareholders of the Company (RMB'000)	本公司股東應佔利潤 (人民幣千元)	260,168	183,814
Weighted average number of ordinary shares in issue (in thousands)	已發行普通股的加權平均數 (千股)	1,256,252	982,995
Adjustments for share options (in thousands)	就購股權進行調整(千股)	40,902	40,839
Weighted average number of ordinary shares for the calculation of diluted earnings per share (in thousands)	計算每股稀釋盈利的普通股的加權平均數(千股)	1,297,154	1,023,834
Diluted earnings per share attributable to the shareholders of the Company during the period (expressed in RMB per share)	期內本公司股東應佔每股稀釋盈利 (以每股人民幣元呈列)	0.20	0.18

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

## 11 Property, Plant and Equipment

## 11 物業、廠房及設備

		Equipment and furniture 設備及傢俬 RMB'000 人民幣千元	Machinery 機器 RMB'000 人民幣千元	Vehicles 車輛 RMB'000 人民幣千元	Right-of-use assets 使用權資產 RMB'000 人民幣千元	Total 合計 RMB'000 人民幣千元
<b>As at 31 December 2020 (Audited)</b>	<b>截至2020年12月31日 (經審核)</b>					
Cost	成本	37,793	11,885	8,976	43,839	102,493
Accumulated depreciation	累計折舊	(23,167)	(3,291)	(2,986)	(16,736)	(46,180)
<b>Net book amount</b>	<b>賬面淨值</b>	<b>14,626</b>	<b>8,594</b>	<b>5,990</b>	<b>27,103</b>	<b>56,313</b>
<b>Period ended 30 June 2021 (Unaudited)</b>	<b>截至2021年6月30日 止期間(未經審核)</b>					
Opening net book amount	期初賬面淨值	14,626	8,594	5,990	27,103	56,313
Additions	添置	5,925	1,233	1,015	840	9,013
Acquisition of subsidiaries (Note 20)	收購附屬公司(附註20)	2,918	1,761	389	—	5,068
Disposals	出售	(155)	(33)	(1)	—	(189)
Currency translation	貨幣匯兌差異	—	—	—	(1,392)	(1,392)
Depreciation charge	折舊費用	(6,299)	(1,438)	(1,006)	(6,009)	(14,752)
<b>Closing net book amount</b>	<b>期末賬面淨值</b>	<b>17,015</b>	<b>10,117</b>	<b>6,387</b>	<b>20,542</b>	<b>54,061</b>
<b>As at 30 June 2021 (Unaudited)</b>	<b>截至2021年6月30日 (未經審核)</b>					
Cost	成本	45,663	14,759	10,351	35,760	106,533
Accumulated depreciation	累計折舊	(28,648)	(4,642)	(3,964)	(15,218)	(52,472)
<b>Net book amount</b>	<b>賬面淨值</b>	<b>17,015</b>	<b>10,117</b>	<b>6,387</b>	<b>20,542</b>	<b>54,061</b>
<b>As at 31 December 2019 (Audited)</b>	<b>截至2019年12月31日 (經審核)</b>					
Cost	成本	22,646	6,804	3,947	8,818	42,215
Accumulated depreciation	累計折舊	(15,000)	(1,837)	(1,930)	(5,366)	(24,133)
<b>Net book amount</b>	<b>賬面淨值</b>	<b>7,646</b>	<b>4,967</b>	<b>2,017</b>	<b>3,452</b>	<b>18,082</b>
<b>Period ended 30 June 2020 (Unaudited)</b>	<b>截至2020年6月30日期間 (未經審核)</b>					
Opening net book amount	期初賬面淨值	7,646	4,967	2,017	3,452	18,082
Additions	添置	2,085	350	618	25,615	28,668
Disposals	出售	(29)	(107)	—	—	(136)
Depreciation charge	折舊費用	(2,787)	(638)	(422)	(3,714)	(7,561)
<b>Closing net book amount</b>	<b>期末賬面淨值</b>	<b>6,915</b>	<b>4,572</b>	<b>2,213</b>	<b>25,353</b>	<b>39,053</b>
<b>As at 30 June 2020 (Unaudited)</b>	<b>截至2020年6月30日 (未經審核)</b>					
Cost	成本	24,687	6,990	4,565	34,433	70,675
Accumulated depreciation	累計折舊	(17,772)	(2,418)	(2,352)	(9,080)	(31,622)
<b>Net book amount</b>	<b>賬面淨值</b>	<b>6,915</b>	<b>4,572</b>	<b>2,213</b>	<b>25,353</b>	<b>39,053</b>

No property, plant and equipment is restricted or pledged as security for borrowings as at 30 June 2021 (31 December 2020: same).

於2021年6月30日，並無物業、廠房及設備受到限制或作為借款抵押而予押記(2020年12月31日：相同)。

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

## 12 Intangible Assets

## 12 無形資產

		Goodwill 商譽 RMB'000 人民幣千元	Platform and Know-How 平台與技術訣竅 RMB'000 人民幣千元	Order-Backlog and customer relationship 積壓訂單與客戶關係 RMB'000 人民幣千元	Software and others 軟件及其他 RMB'000 人民幣千元	Total 合計 RMB'000 人民幣千元
<b>As at 31 December 2020 (Audited)</b>	<b>截至2020年12月31日 (經審核)</b>					
Cost	成本	54,680	19,549	20,216	4,502	98,947
Accumulated amortisation	累計攤銷	—	(3,909)	(3,570)	(3,762)	(11,241)
<b>Net book amount</b>	<b>賬面淨值</b>	<b>54,680</b>	<b>15,640</b>	<b>16,646</b>	<b>740</b>	<b>87,706</b>
<b>Period ended 30 June 2021 (Unaudited)</b>	<b>截至2021年6月30日止期間 (未經審核)</b>					
Opening net book amount	期初賬面淨值	54,680	15,640	16,646	740	87,706
Additions	添置	—	—	—	906	906
Acquisition of subsidiaries (Note 20)	收購附屬公司(附註20)	64,711	21,316	90,742	—	176,769
Amortisation	攤銷	—	(3,413)	(5,517)	(460)	(9,390)
<b>Closing net book amount</b>	<b>期末賬面淨值</b>	<b>119,391</b>	<b>33,543</b>	<b>101,871</b>	<b>1,186</b>	<b>255,991</b>
<b>As at 30 June 2021 (Unaudited)</b>	<b>截至2021年6月30日 (未經審核)</b>					
Cost	成本	119,391	40,865	110,958	5,408	276,622
Accumulated amortisation	累計攤銷	—	(7,322)	(9,087)	(4,222)	(20,631)
<b>Net book amount</b>	<b>賬面淨值</b>	<b>119,391</b>	<b>33,543</b>	<b>101,871</b>	<b>1,186</b>	<b>255,991</b>
<b>As at 31 December 2019 (Audited)</b>	<b>截至2019年12月31日 (經審核)</b>					
Cost	成本	42,319	19,549	13,394	3,839	79,101
Accumulated amortisation	累計攤銷	—	(1,623)	(1,499)	(3,029)	(6,151)
<b>Net book amount</b>	<b>賬面淨值</b>	<b>42,319</b>	<b>17,926</b>	<b>11,895</b>	<b>810</b>	<b>72,950</b>
<b>Period ended 30 June 2020 (Unaudited)</b>	<b>截至2020年6月30日 止期間(未經審核)</b>					
Opening net book amount	期初賬面淨值	42,319	17,926	11,895	810	72,950
Additions	添置	—	—	—	270	270
Amortisation	攤銷	—	(887)	(922)	(341)	(2,150)
<b>Closing net book amount</b>	<b>期末賬面淨值</b>	<b>42,319</b>	<b>17,039</b>	<b>10,973</b>	<b>739</b>	<b>71,070</b>
<b>As at 30 June 2020 (Unaudited)</b>	<b>截至2020年6月30日 (未經審核)</b>					
Cost	成本	42,319	19,549	13,394	4,109	79,371
Accumulated amortisation	累計攤銷	—	(2,510)	(2,421)	(3,370)	(8,301)
<b>Net book amount</b>	<b>賬面淨值</b>	<b>42,319</b>	<b>17,039</b>	<b>10,973</b>	<b>739</b>	<b>71,070</b>

No intangible asset was restricted or pledged as security for borrowings as at 30 June 2021 (31 December 2020: same).

於2021年6月30日，並無無形資產受到限制或作為借款抵押而予押記(2020年12月31日：相同)。

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 13 Trade and Other Receivables and Prepayments

### 13 貿易及其他應收款項以及預付款項

		30 June 2021 2021年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2020 2020年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Trade receivables (Note(a))	貿易應收款項(附註(a))		
— Related parties (Note 21(d))	— 關聯方(附註21(d))	655,240	859,368
— Third parties	— 第三方	511,691	341,538
		<b>1,166,931</b>	1,200,906
Notes receivable	應收票據	3,252	4,500
Less: allowance for impairment of trade receivables	減：貿易應收款項減值撥備	<b>(31,936)</b>	(28,775)
		<b>1,138,247</b>	1,176,631
Other receivables	其他應收款項		
— Amounts due from related parties (Note 21(d))	— 應收關聯方款項(附註21(d))	54,452	40,190
— Utilities	— 公用事業費	25,539	6,932
— Deposits	— 按金	121,114	8,355
— Amounts due from the non-controlling interests of a subsidiary	— 應收一間附屬公司非控股權益款項	11,613	—
— Others	— 其他	10,569	7,196
		<b>223,287</b>	62,673
Less: allowance for impairment of other receivables	減：其他應收款項減值撥備	<b>(7,974)</b>	(956)
		<b>215,313</b>	61,717
Prepayments	預付款項		
— Security charges and cleaning expenses	— 安保費及清潔開支	82,226	63,794
— Acquisition of equity interests	— 收購股本權益	—	62,000
— Others	— 其他	37,174	31,526
		<b>119,400</b>	157,320
Total	合計	<b>1,472,960</b>	1,395,668
Less: non-current portion of other receivables and prepayments	減：其他應收款項及預付款項的非流動部分	<b>(13,522)</b>	(67,127)
Current portion of trade and other receivables and prepayments	貿易及其他應收款項及預付款項的流動部分	<b>1,459,438</b>	1,328,541

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 13 Trade and Other Receivables and Prepayments (Continued)

- (a) As at 30 June 2021 and 31 December 2020, the aging analysis of the trade receivables based on recognition date of trade receivables were as follows:

		30 June 2021 2021年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2020 2020年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
0-180 days	0至180日	723,424	856,153
181-365 days	181至365日	254,540	200,751
1 to 2 years	1至2年	137,680	111,347
2 to 3 years	2至3年	29,571	17,325
3 to 4 years	3至4年	15,001	10,009
Over 4 years	4年以上	6,715	5,321
		<b>1,166,931</b>	1,200,906

### 13 貿易及其他應收款項以及預付款項 (續)

- (a) 於2021年6月30日及2020年12月31日，基於貿易應收款項確認日期的貿易應收款項的賬齡分析如下：

### 14 Financial assets at fair value through profit or loss

		30 June 2021 2021年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2020 2020年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
<b>Financial assets at fair value through profit or loss</b>	<b>以公允價值計量並計入損益的金融資產</b>		
— Wealth management products	— 理財產品	3,500	383,785
— Senior note	— 優先票據	72,095	83,256
		<b>75,595</b>	467,041

### 14 以公允價值計量並計入損益的金融資產



(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

## 14 Financial assets at fair value through profit or loss (Continued)

### (a) Fair value hierarchy

This section explains the judgements and estimates made in determining the fair values of the financial instruments that are recognised and measured at fair value in the financial statements. To provide an indication about the reliability of the inputs used in determining fair value, the Group has classified its financial instruments into the three levels prescribed under the accounting standards. An explanation of each level follows underneath the table.

As at 30 June 2021 (Unaudited)	截至2021年6月30日 (未經審核)	Level 1 第一層級 RMB'000 人民幣千元	Level 3 第三層級 RMB'000 人民幣千元	Total 總額 RMB'000 人民幣千元
<b>Financial assets at fair value through profit or loss</b>	<b>以公允價值計量並計入損益的金融資產</b>			
Wealth management products	理財產品	—	3,500	3,500
Senior note	優先票據	72,095	—	72,095
		72,095	3,500	75,595

The fair value of financial instruments that are not traded in an active market is determined by using valuation techniques.

The different levels have been defined as follows:

**Level 1:** The fair value of financial instruments traded in active markets (such as publicly traded derivatives, and equity securities) is based on quoted market prices at the end of the reporting period. The quoted market price used for financial assets held by the Group is the current bid price. These instruments are included in level 1.

**Level 2:** The fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

## 14 以公允價值計量並計入損益的金融資產(續)

### (a) 公允價值層級

本節闡述釐定於財務報表內按公允價值確認及計量的金融工具的公允價值時所作出的判斷及估計。為得出釐定公允價值所用輸入數據的可信程度指標，本集團根據會計準則將其金融工具分為三層。各層級的說明載於下表。

並非於活躍市場買賣之金融工具的公允價值採用估值技術釐定。

不同層級界定如下：

**第一層級：**在活躍市場買賣的金融工具(如公開買賣的衍生工具及股本證券)的公允價值根據報告期末的市場報價列賬。本集團持有的金融資產的市場報價為當時買盤價。該等工具計入第一層級。

**第二層級：**並非於活躍市場買賣的金融工具(如場外衍生工具)的公允價值採用估值技術釐定，該等估值技術盡量利用可觀察市場數據而極少依賴實體的特定估計。如計算一金融工具的公允價值所需的所有重大輸入為可觀察數據，則該金融工具列入第二層級。

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

## 14 Financial assets at fair value through profit or loss (Continued)

### (a) Fair value hierarchy (Continued)

**Level 3:** If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. This is the case for wealth management products.

The Group's financial assets at fair values through profit or loss included wealth management products and senior note, fair value of which are estimated based on unobservable inputs (level 3) or obtained from quoted market prices (level 1) respectively.

There were no transfers between levels 1, 2 and 3 for recurring fair value measurements during the year. For transfers into and out of level 3 measurements see (b) below.

### (b) The following table presents the changes in level 3 instruments for the six months ended 30 June 2021.

		Wealth management products 理財產品 RMB'000 人民幣千元 (Unaudited) (未經審核)
Opening balance	期初結餘	383,785
Additions	增添	514,361
Gains for the period recognised in profit or loss	於損益確認的期間內收益	5,245
Disposals	出售	(899,891)
Closing balance	期末結餘	3,500

## 14 以公允價值計量並計入損益的金融資產(續)

### (a) 公允價值層級(續)

**第三層級：** 倘一項或多項重大輸入並非根據可觀察市場數據，則該金融工具列入第三層級。此乃理財產品的情況。

本集團以公允價值計量且其變動計入當期損益的金融資產包括理財產品和優先票據，其公允價值分別基於不可觀察輸入值(第三層級)或從市場報價(第一層級)獲得。

年內，經常性公允價值計量之第一、二及三層級之間並無轉撥。有關第三層日級計量的轉入及轉出，請參閱下文(b)。

### (b) 下表呈列截至2021年6月30日止六個月第三層級工具的變動。

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

**14 Financial assets at fair value through profit or loss** (Continued)

- (c) Quantitative information about fair value measurements using significant unobservable inputs (Level 3) is as follow:

Unobservable input	Valuation technique(s)	Financial assets at fair value through profit or loss 以公允價值計量並計入損益的金融資產	Range of unobservable inputs As at 30 June 2021 不可觀察輸入數據範圍 截至2021年6月30日
Expected interest rate per annum 預期年利率	Discounted cash flow 貼現現金流量	Wealth management products 理財產品	2%–3%

Relationship of unobservable inputs to fair value: the higher of expected rate of return, the higher the fair value.

The Group manages the valuation of level 3 instruments for financial reporting purpose on a case by case basis. At least once every reporting year, the Group would assess the fair value of the Group's level 3 instruments by using valuation techniques.

**14 以公允價值計量並計入損益的金融資產** (續)

- (c) 有關使用重大不可觀察輸入值(第三層級)的公允價值計量的定量資料如下：

不可觀察輸入值與公允價值的關係：預期回報率越高，公允價值越高。

本集團就財務申報目的根據具體情況管理第三層級工具的估值。於每個申報年度，本集團至少會使用估值技術對其第三層級工具的公允價值進行一次評估。

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

## 15 Share Capital

## 15 股本

		Number of ordinary shares 普通股數目	Share capital 股本 HK\$'000 千港元	Equivalent share capital 股本等價物 RMB'000 人民幣千元 (Unaudited) (未經審核)
<b>Authorised</b>	<b>法定</b>			
As at 1 January 2021 and 30 June 2021	於2021年1月1日和 2021年6月30日	5,000,000,000	50,000	42,795
As at 1 January 2020	於2020年1月1日	38,339,000	383	338
Increase of authorized shares	增加法定股份	4,961,661,000	49,617	42,457
As at 30 June 2020	於2020年6月30日	5,000,000,000	50,000	42,795
<b>Issued</b>	<b>已發行</b>			
As at 1 January 2021	於2021年1月1日	1,246,215,000	12,082	11,057
Share option scheme-issued shares (Note (a))	購股權計劃 — 已發行 股份(附註(a))	19,128,000	192	160
As at 30 June 2021	於2021年6月30日	1,265,343,000	12,274	11,217
As at 1 January 2020	於2020年1月1日	38,339,000	3	3
Issue of shares in connection with the capitalisation issue	就資本化發行發行 股份	861,661,000	8,617	7,885
Issue of shares in connection with the Company's listing	就本公司上市發行 股份	345,000,000	3,450	3,159
As at 30 June 2020	於2020年6月30日	1,245,000,000	12,070	11,047

(a) During the six months ended 30 June 2021, 19,128,000 pre-IPO share options were exercised at a price of HK\$0.62 with received proceeds of HK\$12,132,000 (equivalent to approximately RMB10,120,000). The average related price at the time of exercise was HK\$7.12 per share.

(a) 截至2021年6月30日止六個月，19,128,000份首次公開發售前購股權以0.62港元的價格獲行使，所得款項為12,132,000港元(相當於約人民幣10,120,000元)。行使時的相關平均價格為每股7.12港元。

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

## 16 Other reserves

## 16 其他儲備

		Capital reserves	Share premium	Employee share-based compensation reserves 僱員以股份為基礎的酬金儲備	Statutory reserves	Foreign currency translation	Total
		資本儲備 RMB'000 人民幣千元	股份溢價 RMB'000 人民幣千元	酬金儲備 RMB'000 人民幣千元	法定儲備 RMB'000 人民幣千元	外幣匯兌 RMB'000 人民幣千元	總額 RMB'000 人民幣千元
<b>Balance at 1 January 2021 (Audited)</b>	<b>於2021年1月1日的結餘(經審核)</b>	<b>81,023</b>	<b>2,014,792</b>	<b>15,288</b>	<b>65,467</b>	<b>(125,188)</b>	<b>2,051,382</b>
Share option scheme-value of employee services (Note 17)	購股權計劃—僱員服務價值(附註17)	—	—	1,074	—	—	1,074
Share option scheme-issued shares (Note 15(a))	購股權計劃—已發行股份(附註15(a))	—	18,575	(8,615)	—	—	9,960
Currency translation differences	貨幣匯兌差異	—	—	—	—	(10,296)	(10,296)
Dividend distribution to shareholders (Note 19)	向股東分派股息(附註19)	—	(191,101)	—	—	—	(191,101)
Appropriation of statutory reserves (Note (a))	法定儲備撥備(附註(a))	—	—	—	26,643	—	26,643
<b>Balance at 30 June 2021 (Unaudited)</b>	<b>於2021年6月30日的結餘(未經審核)</b>	<b>81,023</b>	<b>1,842,266</b>	<b>7,747</b>	<b>92,110</b>	<b>(135,484)</b>	<b>1,887,662</b>
<b>Balance at 1 January 2020 (Audited)</b>	<b>於2020年1月1日的結餘(經審核)</b>	<b>82,840</b>	<b>9,432</b>	<b>9,382</b>	<b>21,643</b>	<b>—</b>	<b>123,297</b>
Issue of shares in connection with the capitalisation issue	與資本化發行有關的股份發行	—	(7,885)	—	—	—	(7,885)
Issue of shares in connection with the Company's listing	與本公司上市有關的股份發行	—	2,085,535	—	—	—	2,085,535
Share option scheme-value of employee services	購股權計劃—僱員服務價值	—	—	4,200	—	—	4,200
Currency translation differences	貨幣匯兌差異	—	—	—	—	(5,810)	(5,810)
<b>Balance at 30 June 2020 (Unaudited)</b>	<b>於2020年6月30日的結餘(未經審核)</b>	<b>82,840</b>	<b>2,087,082</b>	<b>13,582</b>	<b>21,643</b>	<b>(5,810)</b>	<b>2,199,337</b>

### (a) PRC statutory reserves

In accordance with relevant rules and regulations in the PRC, except for sino-foreign equity joint venture enterprises, all PRC companies are required to transfer 10% of their profit after taxation calculated under PRC accounting rules and regulations to the statutory reserve fund, until the accumulated total of the fund reaches 50% of their registered capital. The statutory reserve fund can only be used, upon approval by the relevant authority, to offset losses carried forward from previous years or to increase capital of the respective companies.

### (a) 中國法定儲備

根據中國相關規則及規例，除中外合資企業外，所有中國公司須將其按照中國會計規則及規例計算所得的稅後利潤的10%確認轉撥至法定儲備基金，直至基金的累計總額達到其註冊資本的50%。法定儲備基金僅可於獲得相關機構批准後用作抵銷過往年度虧損或增加有關公司的資本。

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

## 17 Share-Based Payments

The Company approved and adopted the option scheme on 3 January 2019. Share options under the Pre-IPO Share Option Scheme (the "Option") are granted to eligible participants (the "Eligibles") including directors and certain key employees. Options are conditional on the Eligibles have served the Group for certain period (the vesting period). Share Options are granted for no consideration and carry no dividend or voting right. When exercised, each Option is convertible into one ordinary share. The Group has no legal or constructive obligation to repurchase or settle the Option in cash.

### Share options granted to employees under the Pre-IPO Share Option Scheme

On 3 January 2019 and 10 January 2019, 31,680,000 and 13,320,000 Options were granted to the Eligibles with the same exercise price of HK\$0.62 per share.

For vesting schedule of the Share Options granted to directors and certain key employees, the share option will be vested within 24 months immediately following the Listing Date.

## 17 以股份為基礎的付款

本公司已於2019年1月3日批准和採納購股權計劃。首次公開發售前購股權計劃下的購股權(「購股權」)被授予包括董事及特定重要僱員在內的合資格參與者(「合資格人士」)。購股權授予的條件是合資格人士須為本集團服務達到一定的期限(歸屬期)。購股權的授予不收取對價，也不附帶股息或表決權。行使後，每一份購股權可轉換為一股普通股。本集團並無以現金購回或結算購股權的法定或推定責任。

### 首次公開發售前購股權下向僱員授予的購股權

於2019年1月3日及2019年1月10日，已向合資格人士授予31,680,000份及13,320,000份購股權，行使價同為每股0.62港元。

就授予董事及特定重要僱員的購股權歸屬計劃而言，購股權將於緊隨上市日期後的24個月內獲歸屬。

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

**17 Share-Based Payments (Continued)**  
**Share options granted to employees under the Pre-IPO Share Option Scheme (Continued)**

Movement in the number of share options granted to employees and their related weighted average exercise prices are as follows:

		Number of options 購股權數目		
		Six months ended 30 June 截至6月30日止六個月		
		Exercise price 行使價	2021 2021年	2020 2020年
At the beginning of the period	期初	HK\$0.62 0.62港元	42,210,000	45,000,000
Exercised	已行使	HK\$0.62 0.62港元	(19,128,000)	—
Forfeited	已註銷	HK\$0.62 0.62港元	(2,610,000)	—
At the end of the period	期末	HK\$0.62 0.62港元	20,472,000	45,000,000
Currently exercisable	目前可行使	HK\$0.62 0.62港元	4,636,000	—

**Fair value of share options granted under the Pre-IPO Share Option Scheme**

The fair value of options granted on 3 January 2019 and 10 January 2019 under Pre-IPO Share Option Scheme determined using the Binomial option-pricing model was approximately RMB20.8 million.

The total expenses recognised in the consolidated statement of comprehensive income for share options granted to employees is RMB1,074,000 and RMB4,200,000 for the period ended 30 June 2021 and 2020 respectively.

**17 以股份為基礎的付款(續)**  
**首次公開發售前購股權下向僱員授予的購股權(續)**

向僱員授出的購股權數目及其相關加權平均行使價的變動如下：

**首次公開發售前購股權下授予之購股權的公允價值**

於2019年1月3日及2019年1月10日根據首次公開發售前購股權下授予之購股權的公允價值乃使用二項式購股權定價模型釐定，約為人民幣20.8百萬元。

截至2021年及2020年6月30日止期間，就授予員工的購股權在綜合全面收益表中確認的開支總額分別為人民幣1,074,000及人民幣4,200,000元。

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

## 18 Trade and Other Payables

## 18 貿易及其他應付款項

		30 June 2021 2021年 6月30日 (Unaudited) (未經審核)	31 December 2020 2020年 12月31日 (Audited) (經審核)
Trade payables (Note(a))	貿易應付款項(附註(a))		
— Related parties (Note 21(d))	— 關聯方(附註21(d))	14,159	9,658
— Third parties	— 第三方	323,691	297,919
		<b>337,850</b>	307,577
Other payables	其他應付款項		
— Deposits	— 按金	221,076	160,146
— Property maintenance funds	— 物業維護資金	100,877	98,587
— Utilities	— 公用事業費	33,218	20,311
— Amounts due to related parties (Note 21(d))	— 應付關聯方款項 (附註21(d))	30,970	23,770
— Payables due to the then shareholders of newly-acquired subsidiaries	— 應付新收購附屬公司當時 股東的款項	7,856	12,938
— Payables for acquisitions of subsidiaries	— 收購附屬公司應付款項	44,034	5,095
— Others	— 其他	33,921	25,466
		<b>471,952</b>	346,313
Accrued payroll	應計薪金	132,395	237,144
Other tax payables	其他應繳稅項	51,368	46,217
Total	總額	<b>993,565</b>	937,251
Less: non-current portion of other payables	減：其他應付款項非即期部分	<b>(16,480)</b>	—
Current portion of trade and other payables	貿易及其他應付款項即期部分	<b>977,085</b>	937,251



(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

### 18 Trade and Other Payables (Continued)

As at 30 June 2021 and 31 December 2020, the carrying amounts of trade and other payables approximated their fair values.

- (a) As at 30 June 2021 and 31 December 2020, the aging analysis of the trade payables based on invoice date were as follows:

		<b>30 June 2021 2021年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)</b>	31 December 2020 2020年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
0-180 days	0至180日	<b>276,361</b>	282,175
181-365 days	181至365日	<b>50,460</b>	16,503
1 to 2 years	1至2年	<b>8,047</b>	7,286
2 to 3 years	2至3年	<b>1,594</b>	373
Over 3 years	3年以上	<b>1,388</b>	1,240
		<b>337,850</b>	307,577

- (b) The amounts due to related parties were unsecured, interest-free and repayable on demand.

### 18 貿易及其他應付款項(續)

於2021年6月30日及2020年12月31日，貿易及其他應付款項的賬面值與其公允價值相若。

- (a) 於2021年6月30日及2020年12月31日，基於發票日期的貿易應付款項之賬齡分析如下：

- (b) 應付關聯方款項無抵押、免息及須按要求償還。

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

## 19 Dividends

A final dividend in respect of the year ended 31 December 2020 of HK\$0.18 per ordinary share, approximately HK\$226,304,000 (equivalent to RMB191,101,000) was declared by the Board at the Annual General Meeting held on 26 March 2021. The final dividend has been distributed out of the Company's share premium.

An interim dividend of HK\$0.145 per ordinary share for the six months ended 30 June 2021 has been proposed by the Board and approved at the Board meeting held on 12 August 2021. The interim dividend will be distributed out of the Company's share premium.

## 20 Business combination

### (a) Summary of acquisition

- (i) *Acquisition of Taihua Jinye Life Service Co., Ltd. ("Taihua Jinye") and Henan Jin Guanjia Property Management Co., Ltd. ("Jin Guanjia")*

In January 2021, the Group acquired 51% equity interest in Taihua Jinye, at a cash consideration of RMB95,281,000. Taihua Jinye is a property management company located in Hengshui City, Hebei Province, the PRC. In March 2021, the Group acquired 65% equity interest in Jin Guanjia, at a cash consideration of RMB5,720,000. Jin Guanjia is a property management company located in Zhengzhou City, Henan Province, the PRC.

## 19 股息

本公司董事會已於2021年3月26日舉行的股東周年大會上宣派截至2020年12月31日止年度的末期股息每股普通股0.18港元，約為226,304,000港元(相當於人民幣191,101,000元)。末期股息已從本公司股份溢價中分派。

本公司董事會建議截至2021年6月30日止六個月派發中期股息每股普通股0.145港元，並已於2021年8月12日舉行的董事會批准。中期股息將自本公司的股份溢價中分派。

## 20 業務合併

### (a) 收購事項概要

- (i) *收購泰華錦業生活服務有限公司(「泰華錦業」)及河南金管家物業管理有限公司(「金管家」)*

於2021年1月，本集團收購泰華錦業的51%股權，現金代價為人民幣95,281,000元。泰華錦業為位於中國河北省衡水市的物業管理公司。於2021年3月，本集團收購金管家的65%股權，現金代價為人民幣5,720,000元。金管家為位於中國河南省鄭州市的物業管理公司。

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

## 20 Business combination (Continued)

### (a) Summary of acquisition (Continued)

- (i) Acquisition of Taihua Jinye Life Service Co., Ltd. (“Taihua Jinye”) and Henan Jin Guanjia Property Management Co., Ltd. (“Jin Guanjia”) (Continued)

Details of the purchase considerations and the net assets acquired are as follows:

		Acquisition of Taihua Jinye 收購 泰華錦業 RMB'000 人民幣千元	Acquisition of Jin Guanjia 收購 金管家 RMB'000 人民幣千元	Total 總額 RMB'000 人民幣千元
Purchase consideration	收購代價			
— Cash paid	— 已付現金	62,000	1,716	63,716
— Payable	— 應付款項	33,281	4,004	37,285
<b>Total purchase consideration</b>	<b>收購代價總額</b>	<b>95,281</b>	<b>5,720</b>	<b>101,001</b>
<b>Recognised amounts of identifiable assets acquired and liabilities assumed</b>	<b>就所收購可識別資產及所承擔負債確認的金額</b>			
Property, plant and equipment	物業、廠房及設備	5,008	60	5,068
Intangible assets	無形資產			
— Know-How	— 技術訣竅	21,316	—	21,316
— Customer relationship	— 客戶關係	90,742	—	90,742
Trade and other receivables and prepayments	貿易及其他應收款項以及預付款項	55,655	7,726	63,381
Cash and cash equivalents	現金及現金等價物	6,967	264	7,231
Trade and other payables	貿易及其他應付款項	(65,725)	(4,545)	(70,270)
Contract liabilities	合約負債	(22,628)	(2,505)	(25,133)
Deferred income tax liabilities	遞延所得稅負債	(21,452)	—	(21,452)
Net identifiable net assets	可識別淨資產淨值	69,883	1,000	70,883
Less: non-controlling interests	減：非控股權益	(34,243)	(350)	(34,593)
Identifiable net assets attributable to the Group	本集團應佔可識別資產淨值	35,640	650	36,290
<b>Goodwill</b>	<b>商譽</b>	<b>59,641</b>	<b>5,070</b>	<b>64,711</b>

## 20 業務合併(續)

### (a) 收購事項概要(續)

- (i) 收購泰華錦業生活服務有限公司(「泰華錦業」)及河南金管家物業管理有限公司(「金管家」)(續)

收購代價以及所收購淨資產詳情如下：

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

## 20 Business combination (Continued)

### (a) Summary of acquisition (Continued)

- (i) Acquisition of Taihua Jinye Life Service Co., Ltd. (“Taihua Jinye”) and Henan Jin Guanjia Property Management Co., Ltd. (“Jin Guanjia”) (Continued)  
 Net cash outflow arising on acquisitions during the six months ended 30 June 2021:

		Acquisition of Taihua Jinye 收購 泰華錦業 RMB'000 人民幣千元	Acquisition of Jin Guanjia 收購 金管家 RMB'000 人民幣千元	Total 總額 RMB'000 人民幣千元
Cash consideration paid	已付現金代價	62,000	1,716	63,716
Less: cash considerations paid in prior year	減：過往年度已付現金代價	(62,000)	—	(62,000)
Cash considerations paid during the year	年內已付現金代價	—	1,716	1,716
Less: Cash and cash equivalents acquired	減：已收購現金及現金等價物	(6,967)	(264)	(7,231)
Cash (inflow)/outflow during the period	期內(流入)/流出現金	(6,967)	1,452	(5,515)

The goodwill is attributable to the workforce and the high profitability of the acquired business. It will not be deductible for tax purposes.

商譽歸屬於已收購業務的勞動力及高盈利能力。其將不可作扣稅用途。

## 20 業務合併(續)

### (a) 收購事項概要(續)

- (i) 收購泰華錦業生活服務有限公司(「泰華錦業」)及河南金管家物業管理有限公司(「金管家」)(續)  
 截至2021年6月30日止六個月，收購事項產生的現金淨流出如下：

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

## 20 Business combination (Continued)

### (a) Summary of acquisition (Continued)

#### (ii) Accounting policy choice for non-controlling interests

The Group recognises non-controlling interests in an acquired entity either at fair value or at the non-controlling interest's proportionate share of the acquired entity's net identifiable assets. This decision is made on an acquisition-by-acquisition basis. For the non-controlling interests in acquisition of Taihua Jinye and Jin Guanjia, the Group elected to recognise the non-controlling interests in at its proportionate share of the acquired net identifiable assets.

#### (iii) Revenue and profit contribution

The acquired businesses contributed revenues of RMB70,647,000 and net profits of RMB15,518,000 to the Group for the period from the respective acquisition date to 30 June 2021.

If the acquisitions had occurred on 1 January 2021, the Group's consolidated pro-forma revenue and net profit for the period ended 30 June 2021 would have been RMB1,570,527,000 and RMB271,900,000, respectively.

No contingent liability has been recognised for the business combination.

## 20 業務合併(續)

### (a) 收購事項概要(續)

#### (ii) 就非控股權益的會計政策選擇

本集團按公允價值或按非控股權益在已收購實體的可識別淨資產中的比例確認已收購實體的非控股權益。此決定乃按個別收購的基礎進行。對於收購泰華錦業及金管家的非控股權益而言，本集團選擇按其在所收購的可識別淨資產中的比例確認非控股權益。

#### (iii) 收益及利潤貢獻

於各自收購日期至2021年6月30日期間，所收購業務為本集團貢獻收入人民幣70,647,000元及純利人民幣15,518,000元。

倘收購事項於2021年1月1日發生，本集團截至2021年6月30日止期間的綜合備考收益及純利將分別為人民幣1,570,527,000元及人民幣271,900,000元。

概無就業務合併確認或然負債。

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

## 21 Related Party Transactions

### (a) Name and relationship with related parties

## 21 關聯方交易

### (a) 關聯方名稱及與關聯方的關係

Name 名稱	Relationship 關係
Mr. Wu 胡先生	Controlling shareholder of the Company 本公司控股股東
CCRE Group 建業集團	A group controlled by Mr. Wu 由胡先生控制的集團
Central China Management Company Limited and its subsidiaries ("CCMC Group") 中原建業有限公司及其附屬公司(「中原建業集團」)	A group controlled by Mr. Wu 由胡先生控制的集團
Henan Drawin Technology Industry Group Co., Ltd. and its subsidiaries ("Drawin Group") 河南築友智造科技產業集團有限公司及其附屬公司(「築友集團」)	A group controlled by Mr. Wu 由胡先生控制的集團
Biyang County Jianheng Real Estate Development Co., Ltd. 泌陽縣建恒房地產開發有限公司	A joint venture of CCMC Group 中原建業集團的合資企業
Zhumadian City Zhenghua Land Real Estate Development Co., Ltd. 駐馬店市正華置地房地產開發有限公司	A joint venture of CCMC Group 中原建業集團的合資企業
Henan Jianye Haima Real Estate Co., Ltd. 河南建業海馬置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Jianye Taihong Real Estate Co., Ltd. 河南建業泰宏置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Jianye Aimi Digital Film Culture Communication Co., Ltd. 河南建業艾米數字電影文化傳播有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Jianye Eighteen City Real Estate Co., Ltd. 鄭州建業十八城置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Aijia Household Products Co., Ltd. 河南艾佳家居用品有限公司	A joint venture of CCRE Group 建業集團的合資企業
Xiangcheng Zhiteng Urban Construction Co., Ltd. 襄城置騰城市建設有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Jianye Wudong Digital Film Co., Ltd. 鄭州建業五棟數位電影有限公司	A joint venture of CCRE Group 建業集團的合資企業

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

**21 Related Party Transactions** (Continued)  
**(a) Name and relationship with related parties**  
 (Continued)

**21 關聯方交易** (續)  
**(a) 關聯方名稱及與關聯方的關係** (續)

Name 名稱	Relationship 關係
Zhengzhou Jianye Zhengxi Digital Film Co., Ltd. 鄭州建業鄭西數位電影有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Jianye Zhengzhong Digital Film Co., Ltd. 鄭州建業鄭中數位電影有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Jianye Real Scene Performance Cultural Development Co., Ltd. 河南建業實景演出文化發展有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Renji Real Estate Development Co., Ltd. 鄭州仁基房地產開發有限公司	A joint venture of CCRE Group 建業集團的合資企業
Dengfeng Zhiteng Real Estate Co., Ltd. 登封置騰置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Shengqing Real Estate Development Co., Ltd. 鄭州盛清房地產開發有限公司	A joint venture of CCRE Group 建業集團的合資企業
Shenqiu County Forest Peninsula Real Estate Co., Ltd. 沈丘縣森林半島置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Hongge Curtain Wall Co., Ltd. 河南紅革幕牆有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Shenglong Real Estate Co., Ltd. 鄭州聖隆置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Yuzhu Real Estate Co., Ltd. 河南豫珠置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Xinmi City Emperor Resettlement Industry Co., Ltd. 新密市帝安置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Fengtai Real Estate Co., Ltd. 鄭州市豐泰置業有限公司	A joint venture of CCRE Group 建業集團的合資企業

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

**21 Related Party Transactions** (Continued)

**(a) Name and relationship with related parties**

(Continued)

**21 關聯方交易** (續)

**(a) 關聯方名稱及與關聯方的關係** (續)

<b>Name</b> 名稱	<b>Relationship</b> 關係
Zhoukou Zhonghang Real Estate Co., Ltd. 周口中航置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhoukou Greentown Real Estate Development Co., Ltd. 周口綠城房地產開發有限公司	A joint venture of CCRE Group 建業集團的合資企業
Nanyang Jianyuan Real Estate Co., Ltd. 南陽建園置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Xuchang Jianteng Real Estate Co., Ltd. 許昌建騰置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Jianye City Real Estate Development Co., Ltd. 河南建業城房地產開發有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Jiangang Real Estate Co., Ltd. 鄭州建港置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Jiaozuo Lvjian Real Estate Development Co., Ltd. 焦作綠建房地產開發有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Jianye Wisdom Real Estate Co., Ltd. 鄭州建業智慧置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Jianze Real Estate Co., Ltd. 鄭州建澤置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Bailihui Industrial Co., Ltd. 河南百力匯實業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Yima Jianling Real Estate Development Co., Ltd. 義馬建領房地產開發有限責任公司	A joint venture of CCRE Group 建業集團的合資企業
Anyang Zhongrun Real Estate Development Co., Ltd. 安陽中潤房地產開發有限公司	A joint venture of CCRE Group 建業集團的合資企業
Luohe Jianwen Real Estate Co., Ltd. 漯河建文置業有限公司	A joint venture of CCRE Group 建業集團的合資企業



(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

**21 Related Party Transactions** (Continued)

**(a) Name and relationship with related parties**

(Continued)

**21 關聯方交易** (續)

**(a) 關聯方名稱及與關聯方的關係** (續)

Name 名稱	Relationship 關係
Zhoukou Jianrui Real Estate Co., Ltd. 周口市建瑞置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Jianwen Real Estate Co., Ltd. 鄭州建文置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Jiaozuo Jianteng Real Estate Co., Ltd. 焦作建騰置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Luoyang Zhuohong Real Estate Co., Ltd. 洛陽卓弘置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Guoxuan Real Estate Co., Ltd. 河南國軒置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Puyang Construction City Development Co., Ltd. 濮陽建城發展有限公司	A joint venture of CCRE Group 建業集團的合資企業
Hebi Rongyi Real Estate Co., Ltd. 鶴壁融億置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Luoyang Silk Road Zunfu Real Estate Co., Ltd. 洛陽絲路尊府置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Acrobatics Group Co., Ltd. 河南省雜技集團有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Shuixiu Performing Arts Media Co., Ltd. 河南水秀演藝傳媒有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Haoyu Cultural Tourism Co., Ltd. 河南豪宇文化旅遊有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Haoyu Cultural Development Co., Ltd. 河南豪宇文化發展有限公司	A joint venture of CCRE Group 建業集團的合資企業
Puyang Haoyi Trading Co., Ltd. 濮陽市豪藝商貿有限公司	A joint venture of CCRE Group 建業集團的合資企業

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

**21 Related Party Transactions** (Continued)

**(a) Name and relationship with related parties**

(Continued)

**21 關聯方交易** (續)

**(a) 關聯方名稱及與關聯方的關係** (續)

Name 名稱	Relationship 關係
Puyang Haoyi Property Service Co., Ltd. 濮陽市豪藝物業服務有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Bingxue Acrobatics Co., Ltd. 河南冰雪雜技有限公司	A joint venture of CCRE Group 建業集團的合資企業
American Friesen Performing Arts Co., Ltd. 美國佛萊森演藝有限責任公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Jianye Taihong Commercial Management Co., Ltd. 河南建業泰宏商業管理有限公司	A joint venture of CCRE Group 建業集團的合資企業
Linzhou Jianye Baicheng Trading Co., Ltd. 林州建業百城商貿有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Yisheng Jianye Property Service Co., Ltd. 鄭州怡盛建業物業服務有限公司	A joint venture of CCRE Group 建業集團的合資企業
Huixian City Tengye Education Consulting Co., Ltd. 輝縣市騰業教育諮詢有限公司	A joint venture of CCRE Group 建業集團的合資企業
Dingli Jianye (Shenzhen) Asset Management Co., Ltd. 鼎力建業(深圳)資產管理有限公司	A joint venture of CCRE Group 建業集團的合資企業
Jiangsu Aijia Household Products Co., Ltd. 江蘇艾佳家居用品有限公司	A joint venture of CCRE Group 建業集團的合資企業
Linzhou Heavy Machinery Real Estate Development Co., Ltd. 林州重機房地產開發有限公司	A joint venture of CCRE Group 建業集團的合資企業
Luoyang University Science and Technology Park Construction Co., Ltd. 洛陽大學科技園建設有限公司	A joint venture of CCRE Group 建業集團的合資企業
Luoyang Jinjian Urban Construction Development Co., Ltd. 洛陽市金建城市建設發展有限公司	A joint venture of CCRE Group 建業集團的合資企業

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

**21 Related Party Transactions** (Continued)

**(a) Name and relationship with related parties**

(Continued)

**21 關聯方交易** (續)

**(a) 關聯方名稱及與關聯方的關係** (續)

Name 名稱	Relationship 關係
Luohe Jingcheng Real Estate Co., Ltd. 漯河景城置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Luohe Liangchen Real Estate Co., Ltd. 漯河梁宸置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Nanyang Wufu Real Estate Co., Ltd. 南陽市五福置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Rongxing Real Estate Co., Ltd. 河南榮星置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Lvchen Real Estate Co., Ltd. 鄭州綠宸置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Fugou County Yingbin House Real Estate Co., Ltd. 扶溝縣迎賓府置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Huaiyang District Tianzhu Real Estate Co., Ltd. 淮陽區天築置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Jianye Drama Fantasy City Operation Management Co., Ltd. 河南建業戲劇幻城運營管理有限公司	A joint venture of CCRE Group 建業集團的合資企業
Luoyang Hongkun Real Estate Co., Ltd. 洛陽弘坤置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Shangqiu Baile Real Estate Co., Ltd. 商丘百樂置業有限公司	A joint venture of CCRE Group 建業集團的合資企業
Zhengzhou Dazhang Real Estate Co., Ltd. 鄭州大漳置業有限公司	An associate of CCRE Group 建業集團的聯營公司
Luohe Jingde Real Estate Co., Ltd. 漯河靜德置業有限公司	An associate of CCRE Group 建業集團的聯營公司

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

**21 Related Party Transactions** (Continued)

**(a) Name and relationship with related parties**

(Continued)

**21 關聯方交易** (續)

**(a) 關聯方名稱及與關聯方的關係** (續)

Name 名稱	Relationship 關係
Shangqiu Hesheng Real Estate Co., Ltd. 商丘合盛置業有限公司	An associate of CCRE Group 建業集團的聯營公司
Henan Aokeliyuan Real Estate Co., Ltd. 河南奧科麗園置業有限公司	An associate of CCRE Group 建業集團的聯營公司
Xinxiang Zunfu Real Estate Co., Ltd. 新鄉市尊府置業有限公司	An associate of CCRE Group 建業集團的聯營公司
Nanyang Jianheyuan Real Estate Development Co., Ltd. 南陽建合源房地產開發有限公司	An associate of CCRE Group 建業集團的聯營公司
St. Andrews Golf Club (Zhengzhou) Co., Ltd. 聖安德魯斯高爾夫俱樂部(鄭州)有限公司	An associate of CCRE Group 建業集團的聯營公司
Zhengzhou Financial Island Construction Development Co., Ltd. 鄭州金融島建設發展有限公司	An associate of CCRE Group 建業集團的聯營公司
Zhengzhou United Real Estate Co., Ltd. 鄭州聯合置業有限公司	An associate of CCRE Group 建業集團的聯營公司
Henan Yulv Investment Co., Ltd. 河南豫旅投資有限公司	An associate of CCRE Group 建業集團的聯營公司

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

## 21 Related Party Transactions (Continued)

### (b) Transactions with related parties

During the six months ended 30 June 2021 and 2020, the Group had the following significant transactions with related parties. The transactions amounts disclosed represent the transactions with relevant parties during the periods when those parties were related parties of the Group.

Provision of goods and services to companies controlled by Mr. Wu, joint ventures and associates of CCRE Group and CCMC Group:

## 21 關聯方交易(續)

### (b) 與關聯方的交易

截至2021年及2020年6月30日止六個月，本集團有以下重大關聯方交易。所披露的交易金額指在相關方為本集團的關聯方時與之進行的交易。

向胡先生所控制公司、建業集團及中原建業集團的合資企業及聯營公司提供的貨品及服務：

		Six months ended 30 June 截至6月30日止六個月	
		2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Installation and decoration services	安裝及裝修服務	148,177	103,434
Commission income	佣金收入	109,980	120,452
Consulting services	諮詢服務	72,030	90,894
Property management and related services	物業及管理相關服務	68,793	40,973
Commercial property management and consultation services income	商業資產管理及諮詢服務收入	66,384	42,632
Sales of goods	貨品銷售	49,608	20,620
Membership management income	會員管理收入	37,810	37,736
Travel service income	旅遊服務收入	14,778	16,076
		<b>567,560</b>	<b>472,817</b>

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

## 21 Related Party Transactions (Continued)

### (b) Transactions with related parties (Continued)

Receipt of goods and services from companies controlled by Mr. Wu, joint ventures and associates of CCRE Group and CCMC Group:

		Six months ended 30 June 截至6月30日止六個月	
		2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Receipt of services	接受服務		
— Tourism cost	— 旅遊成本	8,067	2,201
— Others	— 其他	2,416	—
		10,483	2,201
Addition of right-of-use assets	添置使用權資產		
— Office Rental	— 辦公室租金	—	17,299
Interest expenses for lease liabilities	租賃負債利息開支		
— Office Rental	— 辦公室租金	276	115

All of the transactions above were carried out in the normal course of the Group's business and on terms as agreed between the transacting parties.

上述所有交易均於本集團的正常業務過程中進行，並按照交易雙方之間協定的條款進行。

### (c) Key management compensation

Compensations for key management including directors' emoluments during the period is set out below:

### (c) 主要管理人員薪酬

期內包括董事薪金的主要管理人員的薪酬載列如下：

		Six months ended 30 June 截至6月30日止六個月	
		2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Salaries and other short-term employee benefits	薪金及其他短期僱員福利	14,266	9,613

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

**21 Related Party Transactions** (Continued)  
**(d) Balances with related parties**

**21 關聯方交易** (續)  
**(d) 與關聯方的結餘**

		30 June 2021 2021年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2020 2020年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Trade receivables	貿易應收款項		
— CCRE Group and its joint ventures and associates	— 建業集團及其合資企業及聯營公司	652,310	858,524
— Other companies controlled by Mr. Wu	— 胡先生控制的其他公司	2,930	844
		<b>655,240</b>	859,368
Note receivables	應收票據		
— CCRE Group and its joint ventures and associates	— 建業集團及其合資企業及聯營公司	3,252	4,500
Prepayment	預付款項		
— CCRE Group and its joint ventures and associates	— 建業集團及其合資企業及聯營公司	2,894	—
Other receivables	其他應收款項		
— CCRE Group and its joint ventures and associates	— 建業集團及其合資企業及聯營公司	54,371	40,020
— Other companies controlled by Mr. Wu	— 胡先生控制的其他公司	81	170
		<b>54,452</b>	40,190
Trade payables	貿易應付款項		
— CCRE Group and its joint ventures and associates	— 建業集團及其合資企業及聯營公司	14,159	9,515
— Other companies controlled by Mr. Wu	— 胡先生控制的其他公司	—	143
		<b>14,159</b>	9,658
Other payables	其他應付款項		
— CCRE Group and its joint ventures and associates	— 建業集團及其合資企業及聯營公司	30,970	23,770
Contract liability	合約負債		
— CCRE Group and its joint ventures and associates	— 建業集團及其合資企業及聯營公司	5,268	11,697
— Other companies controlled by Mr. Wu	— 胡先生控制的其他公司	5	—
		<b>5,273</b>	11,697
Lease liabilities	租賃負債		
— CCRE Group	— 建業集團	9,394	12,065

(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

## 21 Related Party Transactions (Continued)

### (d) Balances with related parties (Continued)

Trade receivables, other receivables, note receivables, trade payables, other payables, lease liabilities and contract liabilities due from/to related parties are unsecured and interest free.

## 22 Commitments

### (a) Capital commitments

Capital expenditures contracted but not provided for at the end of the period/year were as follows:

		30 June 2021 2021年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2020 2020年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Property, plant and equipment	物業、廠房及設備	2,485	1,013
Intangible assets	無形資產	5,751	6,191
		<b>8,236</b>	<b>7,204</b>

### (b) Contingencies

The Group did not have any material contingent liabilities as at 30 June 2021 (31 December 2020: same).

## 23 Events after the balance sheet date

### (a) Grant of share options

On 12 July 2021, the Board has resolved to grant an aggregate of 11,738,000 share options to eligible participants (the "Grantees") with an exercise price of HK\$7.18 per share subject to acceptance of the Grantees under the share option scheme adopted by the Company on 29 April 2020 and the payment of HK\$1.00 by each of the Grantees upon acceptance of the share options. Vesting of the share options is conditional upon achievement of certain performance targets by the Company as set out in the respective offer letters.

## 21 關聯方交易(續)

### (d) 與關聯方的結餘(續)

應收／應付關聯方的貿易應收款項、其他應收款項、應收票據、貿易應付款項、其他應付款項、租賃負債及合約負債屬無擔保及無息。

## 22 承擔

### (a) 資本承擔

於期／年末已訂約但未撥備的資本開支如下：

### (b) 或然事項

於2021年6月30日，本集團概無任何重大或然負債(2020年12月31日：相同)。

## 23 資產負債表日後事項

### (a) 授出購股權

於2021年7月12日，董事會議決向合資格參與者(「承授人」)授出合共11,738,000份購股權，行使價為每股7.18港元，惟須待承授人接納本公司於2020年4月29日採納的購股權計劃及各承授人於接納購股權時支付1.00港元後，方可作實。購股權的歸屬須視乎本公司是否能達到相關要約函所載的若干業績目標而定。



(All amounts in RMB thousands unless otherwise stated) (除另有說明外，所有金額以人民幣千元計)

## 23 Events after the balance sheet date (Continued)

### (b) Adoption of the Share Award Scheme and grant of the Award Shares

On 12 July 2021, the Board also resolved to adopt the Share Award Scheme with immediate effect. Award Shares shall be issued and granted pursuant to the Share Award Scheme to eligible employees (the "Selected Participants"). Unless early terminated by the Board, the Share Award Scheme shall be effective for ten years from the Adoption Date.

Accordingly, the Company will entrust the Trustee to hold the Award Shares on behalf of the relevant Selected Participants on trust, until such Award Shares are vested with the relevant Selected Participants in accordance with the Scheme Rules and the Trust Deed. The Board or its delegate(s) would determine the timing of awards, list of Selected Participants, the timing and condition of vesting and number of Award Shares.

In accordance with the terms of the Share Award Scheme, the Board resolved to grant 23,027,000 Award Shares to 35 Selected Participants on 12 July 2021 at the Grant Price, being HK\$7.18 per Award Share, subject to the acceptance of such Selected Participants within 30 days. New Shares shall be allotted and issued pursuant to the 2021 General Mandate to the Trustee pursuant to the terms of the Share Award Scheme in order to satisfy the Award Shares granted to the Selected Participants.

## 23 資產負債表日後事項(續)

### (b) 採納股份獎勵計劃及授予獎勵股份

於2021年7月12日，董事會亦議決採納股份獎勵計劃，即時生效。獎勵股份將根據股份獎勵計劃發行及授予合資格僱員(「選定參與者」)。除非董事會提前終止，否則股份獎勵計劃將自採納日期起十年內有效。

因此，本公司將委託受託人代表相關選定參與者以信託方式持有獎勵股份，直至該等獎勵股份根據計劃規則及信託契據歸屬於相關選定參與者。董事會或其授權人將決定獎勵的時間、選定參與者的名單、歸屬的時間及條件以及獎勵股份的數量。

根據股份獎勵計劃的條款，董事會議決於2021年7月12日按授予價格(即每股獎勵股份7.18港元)向35名選定參與者授予23,027,000股獎勵股份，惟該等選定參與者須在30天內接納。根據股份獎勵計劃的條款，受託人將根據2021年一般授權配發及發行新股份，以滿足授予選定參與者的獎勵股份。



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