



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
中期報告 2024



LIFE & MORE
新型生活方式服务平台



Central China New Life Limited / 2024 Interim Report
建業新生活有限公司 / 二零二四年中期報告

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CORPORATE INFORMATION

公司資料

BOARD OF DIRECTORS

Executive Directors

Mr. Wang Jun (*Chairman*)

Ms. Dai Jiling (*re-designated on 16 August 2024*)

Mr. Shi Shushan

Non-executive Director

Ms. Wu Lam Li (*resigned on 19 June 2024*)

Independent Non-executive Directors

Mr. Leong Chong

Ms. Luo Laura Ying

Ms. Xin Zhu

BOARD COMMITTEES

Audit Committee

Ms. Xin Zhu (*Chairlady*)

Mr. Leong Chong

Ms. Luo Laura Ying

Remuneration Committee

Ms. Luo Laura Ying (*Chairlady*)

Mr. Leong Chong

Mr. Wang Jun

Nomination Committee

Mr. Wang Jun (*Chairman*)

Mr. Leong Chong

Ms. Xin Zhu

CHIEF EXECUTIVE OFFICER

Ms. Dai Jiling (*appointed on 16 August 2024*)

Mr. Shi Shushan (*resigned on 16 August 2024*)

COMPANY SECRETARY

Mr. Wan Shun Man

AUTHORISED REPRESENTATIVES

Mr. Wang Jun

Mr. Wan Shun Man

董事會

執行董事

王俊先生(*主席*)

代紀玲女士(*於2024年8月16日調任*)

史書山先生

非執行董事

李琳女士(*於2024年6月19日辭任*)

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

代紀玲女士(*於2024年8月16日獲委任*)

史書山先生(*於2024年8月16日辭任*)

公司秘書

溫迅敏先生

授權代表

王俊先生

溫迅敏先生

REGISTERED OFFICE

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

PRINCIPAL PLACE OF BUSINESS IN THE PRC

Room 411, 4/F, Building 2
Jianye Office Building
No. 19 Dirun Road
Zhengdong New District
Zhengzhou, Henan Province
PRC

PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Units 1602-1605, 16/F, Tower 2
The Gateway, Harbour City
25 Canton Road, Tsim Sha Tsui
Kowloon
Hong Kong

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

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
地潤路19號
建業總部港
2號樓4層411號

香港主要營業地點

香港
九龍
尖沙咀廣東道25號
海港城港威大廈
2座16樓1602-1605室

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

CORPORATE INFORMATION

公司資料

LEGAL ADVISERS

As to Hong Kong Law

Stevenson, Wong & Co.

As to Cayman Islands Law

Conyers Dill & Pearman

INDEPENDENT AUDITOR

PricewaterhouseCoopers

Certified Public Accountants

Registered Public Interest Entity Auditor

WEBSITE OF THE COMPANY

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 2024)

Shares outstanding: 1,300,526,000 shares

Nominal value: HK\$0.01 per share

INVESTOR RELATIONS CONTACT

Email address: ir@ccnewlife.com.cn

法律顧問

關於香港法律

史蒂文生黃律師事務所

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

公司網站

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 2024 年 6 月 30 日)

已發行股份：1,300,526,000 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

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**”). On 19 April 2021, CCNL was included as a constituent in the Hang Seng Property Service and Management Index.

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 gross floor area (“**GFA**”) under management as at 30 June 2024 and total revenue for the six months ended 30 June 2024. Throughout three 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 2024, our property management and value-added services covered all 18 prefecture-level cities in Henan as well as provinces beyond Henan (including Shanxi Province, Hebei Province, Hunan Province, Xinjiang and Hainan Province), and we served more than 2.6 million property owners and residents in 1,105 properties. We manage a diversified portfolio of properties, including residential and commercial properties, office buildings, gyms, special towns, rural complexes, schools, hospitals, parks, the “Three Supplies and Property Management” project, urban services and industrial parks, etc.. We have been ranked 11th among the Top 100 Property Management Companies in China for four consecutive years since 2021.

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。於2021年4月19日, 建業新生活被納入恆生物業服務及管理指數成份股。

本公司按於2024年6月30日的在管總建築面積(「**建築面積**」)及截至2024年6月30日止六個月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。縱觀我們三十年的經營歷史, 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2024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個地級市及河南省外(包含山西省、河北省、湖南省、新疆及海南省), 且我們服務1,105項物業中逾2.6百萬名業主及住戶。我們管理各種物業組合, 包括住宅、商業、寫字樓、健身室、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、產業園區等。我們於2021年起, 連續4年皆位列中國物業服務百強企業第11名。

CORPORATE PROFILE

公司簡介

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.

Over the years, we have received numerous awards in recognition of our service quality. According to the research results of 2024 China Top 100 Property Management Companies issued by China Index Academy (中指研究院) and China Real Estate TOP 10 Research Group (中國房地產TOP 10研究組), we were awarded titles of "2024 China Top 100 Property Management Companies (TOP 11) (2024中國物業服務百強企業榜單TOP 11)", "2024 TOP 10 Companies by Services among Top 100 Property Management Companies in China (2024中國物業服務百強企業服務規模TOP 10)", and "one of TOP 5 2024 Leading Growing Companies among Top 100 Property Management Companies in China (2024中國物業服務百強企業成長性領先企業TOP 5)." Furthermore, according to the Research Results on China's Listed Real Estate Companies in 2024 (2024中國房地產上市公司研究成果) published by China Enterprise Evaluation Association, the Institute of Real Estate Studies of Tsinghua University and the Information Technology Research Institute of Beijing China Index Academy, we were awarded titles of "2024 China TOP 10 Listed Property Service Management Companies by Comprehensive Strength (2024中國物業服務上市公司綜合實力TOP 10)" and "2024 China Listed Property Service Enterprise with Excellent Investment Value (2024中國上市物業服務投資價值優秀企業)".

We believe our three main business lines, namely property management services, community value-added services and value-added services to non-property owners, echo with the Group's core value, which is to root in central China and confer benefit on the people.

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有了深入了解。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。

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TOP 10研究組發佈的2024中國物業服務百強企業研究成果，我們榮登「2024中國物業服務百強企業榜單TOP 11」、 「2024中國物業服務百強企業服務規模TOP 10」和「2024中國物業服務百強企業成長性領先企業TOP 5」。此外，根據中國企業評價協會、清華大學房地產研究所、北京中指信息技術研究院發佈的2024中國房地產上市公司研究成果，我們榮獲「2024中國物業服務上市公司綜合實力TOP 10」和「2024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線物業管理服務、社區增值服務及非業主增值服務與「根植中原，造福百姓」這一集團理念相呼應。

Dear Shareholders:

On behalf of the board of directors (the “**Board**”) of Central China New Life Limited, I am pleased to present the results of the Company and its subsidiaries for the six months ended 30 June 2024 (the “**Period**”). During the Period, the Group achieved revenue of RMB1,482.9 million and recorded a net profit of RMB109.2 million, and excluding the impairment losses on financial assets, fair value gains or losses from financial assets at fair value through profit or loss, share-based payment and related income tax effect, the core net profit attributable to the shareholders of the Company for the Period decreased by approximately 27.6% from the corresponding period last year to RMB148.4 million (the corresponding period in 2023: RMB205.0 million).

In 2024, as China’s economy has been transitioning from a period of rapid growth to a stage of high-quality development, the property management industry ushers in new development opportunities. During this year’s National People’s Congress and Chinese People’s Political Consultative Conference, Ni Hong, minister of Ministry of Housing and Urban-Rural Development, pointed out that under the new development model for the real estate market, China will strive for high quality and good services in the future. Those who can seize the opportunities to achieve transformation, build good houses and provide good services for the public will occupy a market share, see development and have a bright future. Recently, the State Council rolled out a guideline to promote the high-quality growth of service consumption. The guideline sets out a total of 20 key tasks in six areas, which are closely related to the property management industry. It is generally believed that this will bring benefits to the development of the property management sector.

In 2024, in the course of stable development, CCNL was deeply disturbed by industry policies, market environment, public sentiment and more. It has achieved relatively excellent operating results and earned a good service reputation despite the influence of various factors.

On behalf of the Board, I would like to express my gratitude to all shareholders and investors for their trust and support for the Group and to all colleagues for their conscientious efforts and dedication.

謹致各位股東：

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2024年6月30日止六個月(「**本期間**」)業績。本期間，本集團實現收入人民幣1,482.9百萬元及錄得淨利潤人民幣109.2百萬元。若剔除金融資產減值損失、以公允價值計量且其變動計入當期損益的金融資產的公允價值損益、以股份為基礎的付款以及相關的所得稅影響以後，期內本公司股東應佔核心淨利潤較去年同期減少約27.6%至人民幣148.4百萬元(2023年同期：人民幣205.0百萬元)。

2024年，伴隨著我國經濟由高速增長階段轉向高質量發展階段，物業管理行業迎來新發展機遇。今年全國兩會期間，住房城鄉建設部部長倪虹指出，在房地產發展新模式下，「今後拼的是高質量，拼的是好服務。誰能抓住機遇、轉型發展，誰能為群眾建設好房子，提供好服務，誰就能有市場，誰就能有發展，誰就能有未來」。近期，國務院印發《關於促進服務消費高質量發展的意見》，共提出六方面二十項重點任務，與物業管理行業息息相關。業界普遍認為，這將為物業管理行業發展帶來政策利好。

2024年，在穩定發展過程中，我們也深受行業政策、市場環境、輿論影響等多方面干擾，建業新生活在多種因素影響下，仍取得較優秀的經營業績和良好的服務口碑。

在這裡，本人謹代表董事會，感謝各位股東、投資人對本集團的信任和支持，也由衷感謝全體同事盡職盡責的努力及付出。

PERFORMANCE REVIEW

In the first half of 2024, the Group was committed to enhancing the quality of its property management services, not only by striving for excellence in basic services but also by actively exploring lifestyle services. Focusing on its resources and developing vertically, it ensured the efficiency and personalization of services. In the existing market, we continuously optimized our business structure, enhanced our market competitiveness, stepped up a multi-business presence based on our core strengths and actively explored new business models and market opportunities. On this basis, the Group further deepened its internal management reform, optimized its operational process, enhanced the professional competence and service awareness of its team, and promoted the optimization and upgrading of its overall business structure.

Recording Astonishing Revenue from Basic Property Management Service, and Gradually Improving Service Quality

In 2024, revenue from basic property management services grew significantly, increasing the property management revenue to RMB1,133.6 million. In terms of service quality, the Group launched special campaigns such as Refinement Action, Midnight Action, Refreshing Action, Smile Action and Drill Action to conduct upgrading and improvement around facilities, improve service standards, build up a service image, etc., understood customers' "real needs" to improve services to deliver good customer experience, and established standards on scenes, touchpoints, traffic flow, environment and more, in a bid to provide high-quality services.

Subdividing Lifestyle Service Segment and Focusing on Resources

The first half of 2024 saw a number of highlights in lifestyle services. Specifically, revenue from the new retail business, relying on festivals such as the Spring Festival shopping season, Lantern Festival and Dragon Boat Festival, amounted to RMB146.6 million in the first half of 2024, representing a year-on-year increase of 107.2%. The Meijia (literally home decoration) platform, which was fully upgraded, recorded revenue of RMB22.1 million, a surge of 350.6% over the corresponding period in 2023 marking a major breakthrough. The group meal business generated revenue of RMB5.9 million via "internal cafeteria conversion + community catering operation + group meal business expansion".

業績回顧

2024年上半年，本集團致力於提升物業服務品質，不僅在基礎服務上精益求精，更在生活服務上進行了積極的探索，通過資源的聚焦和垂直化發展，確保了服務的高效性和個性化。在存量市場，我們通過不斷優化業務結構，增強市場競爭力，以核心優勢推進多業務佈局，積極探索新的業務模式和市場機會。在此基礎上，本集團進一步深化了內部管理的改革，優化了運營流程，提高了團隊的專業能力和服務意識，推動公司整體業務結構的優化升級。

基礎物管營收亮眼，服務品質逐步提升

2024年，基礎物管營收顯著提升，物業管理收入達人民幣1,133.6百萬元。在服務品質方面，本集團圍繞園區硬件升級完善、服務標準提升、服務形象煥新等內容，開展琢玉行動、零點行動、煥新行動、微笑行動、演習演練等專項行動，讀懂客戶「真實需求」，將服務聚集並落位於客戶體驗之上，圍繞場景、觸點、動線、環境等制定標準，實現優質服務落地與提升。

細分生活服務賽道，實現資源聚焦

生活服務上半年亮點頗多。其中新零售業務依托年貨節、元宵節、端午節等節點活動，24年上半年實現收入人民幣146.6百萬元，較去年同期增長107.2%；美家平台全面升級，實現收入人民幣22.1百萬元，較去年同期提升350.6%，取得較大突破；團餐業務通過開展「內部食堂轉化+社區餐飲經營+團膳業務拓展」創收人民幣5.9百萬元。

Proactively Exploring Existing Market and Promoting Multi-business Deployment

Concentrating on the investment and expansion business, the Group insisted on the high-quality development, leveraged its core strengths, deepened regional presence and vertical development, rationally selected the type of investment and expansion business, actively explored the existing market, adopted an innovative cooperation model and promoted the multi-business deployment.

As at 30 June 2024, the Group accumulated contracted GFA reached 288.7 million square meters, and the GFA under management stood at 188.1 million square meters, with newly added area under management of 6.3 million square meters and an additional area of third-party properties of 2.1 million square meters in 2024.

Considerable Investment Returns and Stable Dividend Distribution

Moreover, the Group maintained a high level of dividend distribution and continued its steady dividend payment for shareholders. The interim dividend proposed for 2024 reached RMB126.7 million.

Integrating Brand and Culture to Create a Better Life

In 2024, the Group strove to create a new better life by actively launching community cultural activities, highlighting the service quality in details, building its brand image and supporting brand promotion. In the first half of 2024, a total of 5,010 Happy Times activities were held under the theme of "Chasing the Wind" and "Seeking the Light", with 475,189 participants, representing an increase of 85% compared to the first half of 2023.

In response to 30 years of strong customer support, Jianye Property held a grand celebration on August 13th for its 30th anniversary. A large feast was organized across over 300 projects, with nearly 50,000 property owners attending in person, coming together to toast to a better life.

積極探索存量市場，推進多業務佈局

圍繞投拓業務開展，本集團堅持高質量發展路線，深挖核心優勢，堅持區域深耕、縱深發展，理性選擇投拓業務類型，積極探索存量市場，創新合作模式，推進多業務佈局。

於2024年6月30日，本集團累計合約建築面積達到288.7百萬平方米，在管建築面積達到188.1百萬平方米，其中2024年新增在管面積6.3百萬平方米，新增第三方外拓面積2.1百萬平方米。

投資回報豐厚，保持穩定分紅

本集團派息水平維持高位，保持著持續穩定的分紅回饋股東，2024年宣派中期股息人民幣126.7百萬元。

品牌文化融合，共創美好生活

2024年，本集團致力於打造美好生活新模式，積極開展社區文化活動，細節彰顯服務品質，樹立品牌形象，助力品牌宣傳。2024年上半年以「尋風紀」「追光紀」為主題，共計舉辦幸福時光裡活動5,010場，參與人次達475,189，較2023年上半年增長85%。

為回饋客戶30年的鼎力支持，8月13日，建業物業舉行30週年慶典，300餘個項目舉辦百家宴活動，近5萬名業主線下參與，共同致敬美好生活。

CHAIRMAN'S STATEMENT 主席報告

In terms of brand recognition, CCNL was honored with an array of awards, such as 2024 Top 100 Property Management Companies in China (11th), 2024 Top 10 Companies by Services among Top 100 Property Management Companies in China, 2024 China TOP 10 Listed Property Service Companies by Comprehensive Strength, 2024 China Listed Property Service Enterprise with Excellent Investment Value, 2024 Top 5 Leading Growing Companies among Top 100 Property Management Companies in China, and 2024 Henan Leading Property Service Providers by Quality. In the meantime, Luoyang Jianye Honour Mansion and Puyang Jianye Chinoiserie Palace, property management projects of the Group, were named Demonstration Bases in China's Property Service Industry. Zhengzhou Haima Chinoiserie Palace and Nanyang Jianye King of the City were awarded the title of 2024 China Five-star Property Management Service Projects. Zhengzhou Haima Chinoiserie Palace and Luoyang Dragon Palace were honored as 2024 Good Communities with Quality Property Management Services.

OUTLOOK

Promoting Service Innovation and Enhancing Customer Experience

With the core objective of “meeting people’s aspirations for a better life”, we will continue to advance our quality improvement initiatives, further optimise our service standards, and enhance the quality of our services. We are committed to addressing the diversified needs of different customers through service innovation. Simultaneously, we will strengthen our customer feedback mechanism to ensure that our services are accurately designed for customers, aiming to continuously boost customer satisfaction and loyalty.

Focusing On Niche Segment Development and Allocating Resources Efficiently

On the basis of maintaining the steady development of our traditional business, we will further concentrate on developing high-potential niche segments, invest and allocate resources precisely and efficiently in the lifestyle service sector. Through refined management and differentiated competition strategies, we will create business segments with core competitiveness to facilitate the optimisation and upgrading of the Company’s overall business structure.

在品牌認可方面，建業新生活榮膺「2024中國物業服務百強企業TOP 11」、「2024中國物業服務百強企業服務規模TOP 10」、「2024中國物業服務上市公司綜合實力TOP 10」、「2024中國上市物業服務投資價值優秀企業」、「2024中國物業服務百強企業成長性領先企業TOP5」、「2024河南省物業服務質量領先企業」等系列獎項。同時，本集團旗下物管項目洛陽·建業尊府、濮陽·建業世和府榮獲「中國物業服務行業示範基地」稱號，鄭州·建業海馬九如府、南陽·建業壹號城邦榮獲「2024中國五星級物業服務項目」稱號。鄭州·建業海馬九如府、洛陽·建業龍城入選「2024年度「品質物管」好小區」名單。

展望未來

深化服務創新，提升客戶體驗

以「滿足人民對美好生活的嚮往」為核心目標，我們將繼續深化品質提升專項行動，進一步優化服務標準，提升服務品質。通過服務創新，滿足不同客戶的多元化需求。同時，加強客戶反饋機制建設，確保服務能夠精準對接客戶需求，持續提升客戶滿意度和忠誠度。

聚焦細分賽道，實現資源高效配置

在保持傳統業務穩健發展的基礎上，我們將進一步聚焦高潛力細分賽道，圍繞生活服務領域，實現資源的精準投放和高效配置。通過精細化管理和差異化競爭策略，打造具有核心競爭力的業務板塊，推動公司整體業務結構的優化升級。

Actively Expanding Markets and Broadening Multi-Business Presence

Despite the complex and volatile market environment, we will constantly adhere to the high quality development, tap into our core strengths and actively explore the existing market. Through rational investment in and expansion of business types, innovation of cooperation models, and strengthening of regional exploration and in-depth development, we aim to enlarge our market share.

Strengthening Brand Building and Establishing Industry Benchmarks

A brand is an indispensable asset of a company. In the second half of the year, we will continue to intensify our brand building and publicity efforts to enhance brand awareness and reputation by organising various community cultural activities and participating in industry competitions. Besides, we will focus on service details and quality control to establish a benchmark image for the industry and lay a solid foundation for the Company's long-term development.

Optimising Internal Management and Enhancing Operational Efficiency

Internal management is the cornerstone of business development. We will continue to optimise our organisational structure and business processes, enhance talent training and team building, and improve management efficiency and operational standards. Through refined management and other measures, we strive to reduce operating costs and improve operating efficiency, providing a robust guarantee for the Company to achieve high-quality development.

積極拓展市場，推進多業務佈局

面對複雜多變的市場環境，我們將繼續堅持高質量發展路線，深挖核心優勢，積極探索存量市場。通過理性選擇投拓業務類型、創新合作模式、加強區域深耕和縱深發展，不斷擴大市場份額。

強化品牌建設，樹立行業標桿

品牌是企業的重要資產。下半年，我們將繼續加大品牌建設和宣傳力度，通過舉辦各類社區文化活動、參與行業評選等方式，提升品牌知名度和美譽度。同時，注重服務細節和品質把控，樹立行業標桿形象，為公司長遠發展奠定堅實基礎。

優化內部管理，提升運營效率

內部管理是企業發展的基石。我們將持續優化組織架構和業務流程，加強人才培養和團隊建設，提升管理效率和運營水平。通過精細化管理等措施，降低運營成本，提高經營效益，為公司實現高質量發展提供有力保障。

CHAIRMAN'S STATEMENT 主席報告

Heartfelt services mark a new starting point. The stable development of the Group would not be possible without the continued support of our shareholders and customers. The Group will actively capture a share in the existing market, enrich the types of services, dare to fight and actively explore, deepen different partnerships, and tap into new business areas, so as to realize long-term development and maximize social value, and to give back to shareholders who place their hopes and expectations on the Company.

Wang Jun
Chairman

26 August 2024

心服務，新起點。本集團的穩定發展，離不開各位股東及客戶一如既往的支持。本集團將積極搶佔存量市場份額，豐富服務類型，持續發揮敢於作戰、積極探索的精神，繼續深化各類合作關係，不斷探索新的業務領域，實現企業的長遠發展和社會價值的最大化，以更出色的成績回報股東的寄托與期望！

主席
王俊

2024年8月26日

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

		2024 2024年	2023 2023年	Changes 變動
Revenue (RMB'000)	收入(人民幣千元)	1,482,932	1,353,267	9.6%
Gross profit (RMB'000)	毛利(人民幣千元)	337,849	379,654	-11.0%
Gross profit margin	毛利率	22.8%	28.1%	-5.3%
Net profit/(loss) (RMB'000)	淨利潤/(虧損)(人民幣千元)	109,179	(298,852)	N/A 不適用
Net profit/(loss) margin	淨利潤/(虧損)率	7.4%	(22.1%)	N/A 不適用
Profit/(loss) attributable to the shareholders of the Company (RMB'000)	本公司股東應佔利潤/(虧損)(人民幣千元)	103,394	(299,610)	N/A 不適用
Core net profit attributable to the shareholders of the Company ⁽¹⁾ (RMB'000)	本公司股東應佔核心淨利潤 ⁽¹⁾ (人民幣千元)	148,398	204,953	-27.6%
Basic earnings/(loss) per share (RMB)	每股基本盈利/(虧損)(人民幣元)	0.08	(0.23)	N/A 不適用
Diluted earnings/(loss) per share (RMB)	每股攤薄盈利/(虧損)(人民幣元)	0.08	(0.23)	N/A 不適用
Interim dividends per share (HK cent)	每股中期股息(港仙)	10.59	8.71	21.6%

SUMMARY OF BALANCE SHEET

資產負債表概要

		As at 30 June 2024 於2024年 6月30日	As at 31 December 2023 於2023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)	2,047,627	1,627,693	25.8%
Total assets (RMB'000)	總資產(人民幣千元)	5,437,281	4,851,078	12.1%
Total liabilities (RMB'000)	總負債(人民幣千元)	3,444,189	2,688,729	28.1%
Total equity (including non-controlling interests) (RMB'000)	總權益(包括非控股權益)(人民幣千元)	1,993,092	2,162,349	-7.8%
Equity attributable to the shareholders of the Company (RMB'000)	本公司股東應佔權益(人民幣千元)	1,881,524	2,054,783	-8.4%
Current ratio ⁽²⁾	流動比率 ⁽²⁾	1.6 times 倍	1.6 times 倍	-0.0 times 倍
Net asset value per share (RMB)	每股資產淨值(人民幣元)	1.53	1.66	-7.8%

Notes:

- (1) Calculated based on profit/(loss) attributable to the shareholders of the Company, adjusted by the impairment losses on financial assets, fair value gains or losses from financial assets at fair value through profit or loss, share-based payments and related income tax effect.
- (2) Calculated based on the Group's total current assets divided by the Group's total current liabilities.

附註:

- (1) 根據本公司股東應佔利潤/(虧損)計算，並按以下項目進行調整：金融資產減值虧損、以公允價值計量且其變動計入當期損益的金融資產的公允價值損益、以股份為基礎的付款以及相關的所得稅影響。
- (2) 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

管理層討論及分析

BUSINESS REVIEW

Over the years, the Group is dedicated to providing services to clients to meet their diverse needs. Our business now consists of three major business lines. For the six months ended 30 June 2024 (the “Period”), the Group continuously optimised its income structure. During the Period, the Group’s revenue amounted to RMB1,482.9 million, representing an increase of 9.6% as compared with RMB1,353.3 million for the corresponding period in 2023. Net profit was RMB109.2 million, as compared to net loss of RMB298.9 million for the corresponding period in 2023. Excluding the impairment losses on financial assets, fair value gains or losses from financial assets at fair value through profit or loss, share-based payments and related income tax effect, the core net profit attributable to the shareholders of the Company for the Period decreased by approximately 27.6% from the corresponding period last year to approximately RMB148.4 million (the corresponding period in 2023: RMB205.0 million).

Property management services: The Group has been providing traditional property management services such as security, cleaning, maintenance and greening services since 1994. During the Period, the Group continued to strengthen the quality of its property services, enhance the service experience of owners, and provide refined, precise and people-oriented services around the “security, cleaning, landscaping, warranty and customer services”. We strive to provide owners with a more high-quality, comfortable and sustainable living environment, to truly care for the owners and serve the owners. As at 30 June 2024, the Group’s property management services covered all 18 prefecture-level cities in Henan as well as outside Henan Province (including Shanxi, Hebei, Hunan, Xinjiang and Hainan), and the Group served more than 2.6 million property owners and residents in 1,105 properties. The Group manages a diversified portfolio of properties, including residential and commercial properties, office buildings, gyms, special towns, rural complexes, schools, hospitals, parks, the “Three Supplies and Property Management” project, urban services and industrial parks, etc.. As at 30 June 2024, the GFA under management and contracted GFA reached 188.1 million sq.m. and 288.7 million sq.m. respectively, representing a respective growth of 3.5% and 0.1% as compared with those as at 31 December 2023.

業務回顧

多年來，本集團專注為客戶提供服務以滿足其多樣化需求。我們的業務目前由三個主要業務線組成。截至2024年6月30日六個月期間（「期內」），本集團業務收入結構持續改善。期內，本集團收入為人民幣1,482.9百萬元，較2023年同期人民幣1,353.3百萬元上升9.6%。淨利潤為人民幣109.2百萬元，而2023年同期則為淨虧損人民幣298.9百萬元。若剔除金融資產減值虧損、以公允價值計量且其變動計入當期損益的金融資產的公允價值損益、以股份為基礎的付款以及相關的所得稅影響以後，期內本公司股東應佔核心淨利潤由去年同期減少約27.6%至約人民幣148.4百萬元（2023年同期：人民幣205.0百萬元）。

物業管理服務：本集團自1994年開始提供安保、清潔、維修及綠化服務等傳統物業管理服務。期內，本集團持續致力於加強物業服務品質，提升業主服務體驗，圍繞「四保一服」，做好精細化、精準化、人性化服務。真正做到為業主著想、為業主服務，努力為業主提供一個更加優質、舒適和可持續的居住環境。於2024年6月30日，本集團的物業管理服務覆蓋河南省全省18個地級市及河南省外（包含山西省、河北省、湖南省、新疆及海南省），且本集團服務1,105項物業中逾2.6百萬名業主及住戶。本集團管理各種物業組合，包括住宅、商業、寫字樓、健身房、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、產業園區等。於2024年6月30日，在管面積及合約面積分別較於2023年12月31日增長3.5%及0.1%，達到188.1百萬平方米及288.7百萬平方米。

Community value-added services: In terms of community value-added services, the Group integrates resources and builds platforms to fulfil its mission of providing diversified living services based on customers' needs. Focusing on the entire process of customers from property acquisition to moving in to their daily lives, the Group extends relevant service offerings, and gradually perfects the online and offline scenes to continuously improve customer satisfaction and enhance the value of its services. Community value-added services include the provision of smart community solutions by the Group to property developers and residents for the creation of modern, interactive and intelligent environments within the community. In addition, the Group focuses on online platform operation and offline scenario-based community retailing. Through the Jianye+ platform online, the Group focuses on product categories based on customer needs to create a localised living platform of Central China that is "nice to look at, fun to play, and easy to use", and to build a new retail business system for the Jianye+ community in an all-round way. At the same time, the Group integrates high-quality resources to provide owners with one-stop whole-house renovation, basic decoration, balcony sealing services, etc., to meet the expectations of owners in the new lifestyle of home services, providing owners with time-saving, worry-saving, energy-saving, money-saving, trouble-saving new experience services, to create a happy home life for owners. During the Period, the Group established a new arena, i.e. "property + group catering", providing a variety of community catering services such as "community canteens, convenient food trucks and special products" to satisfy the owners' diverse catering demands. The Group also provides group catering services and canteen operation solutions to government agencies, corporations, public institutions, and other entities by integrating high quality catering resources.

社區增值服務：在社區增值服務方面，本集團圍繞客戶需求，以提供多元化生活服務為宗旨，鏈接資源、搭建平台，圍繞從客戶收房一入住一日常生活全脈絡，延伸相關服務內容，逐步完善線上線下場景，持續提高客戶滿意度，提升服務價值。社區增值服務包含為在社區內建設現代交互式智能環境，本集團向物業開發商及住戶提供智慧社區解決方案。此外，本集團聚焦線上平台運營及線下場景化的社區零售，線上通過建業+平台，圍繞客戶需求，聚焦產品品類，打造「好看、好玩、好用」的中原本地化生活平台，全方位構建建業+社區新零售商業體系。同時，本集團整合優質資源，為業主提供一站式全屋整裝、基礎裝修、封裝陽臺等服務，滿足業主在新的生活方式下對家居服務的期許，向業主提供省時、省心、省力、省錢、省事的全新體驗式服務，為業主打造幸福家居生活。期內，本集團佈局物業+團餐行業新賽道，為業主提供「社區食堂、便民餐車、特色產品」等多樣化社區餐飲服務，滿足業主多樣化餐飲需求，同時整合優質餐飲資源，向政企事業等單位提供團膳服務、食堂運營解決方案。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Value-added services to non-property owners: The Group's value-added services to non-property owners focus on enhancing the value of properties by meeting customers' requirements through professional services. Value-added services to non-property owners include early intervention services, that is, according to the industry management and customer requirements, upon accepting an entrustment for product development, we will participate in the whole process of it, such as project design, construction, marketing, acceptance, delivery and repair, and put forward rationalisation proposals from the perspective of customers, developers and properties, so as to maximise the customers' satisfaction to products to meet their needs and facilitate the use of customers in the later stage and the operation of the property, and thus enhance the brand image of the real estate and the customer's loyalty. In addition, with the service concept of "Dignity — Perfection", the Group, relying on years of service experience, defines the new standard of the industry with craftsmanship and continues to optimise and innovate its service model, covering five high-end service scenes, namely, sales sites, 4S flagship stores, high-end clubs, exhibitions and medical check-up centres, with tailor-made service solutions to satisfy the diverse needs of its partners.

PROSPECTS AND STRATEGIES

Under the "wave-like and tortuous economic development" in China, the property management industry is constantly changing and developing. Refocusing on service quality has become an industry trend. Due to the frequent emergence of favourable news in the second half of the year, the development of the property management industry gradually returns to normalcy. With various aspect of adjustments in the market and the industry, brand personality and service quality will gradually become the core elements of industry competition. The Group will continue to strengthen the quality of basic services, accelerate the development of diversified services, strengthen digital intelligence empowerment, hold the "three rice bowls" of branding, skill and diligence, and optimise its organisation to enhance our capabilities. We will showcase a promising new development prospect, characterized by new standards, fresh deployments, and a refreshed appearance.

非業主增值服務：本集團的非業主增值服務專注於通過專業服務滿足客戶要求，從而提升物業價值。非業主增值服務包含我們根據行業管理和客戶要求，接受開發委託，參與到開發項目設計、施工、營銷、驗收、交付和返修等產品開發全過程，從客戶、開發商、以及物業的角度提出合理化建議，使產品最大限度的滿足客戶需求，方便後期客戶使用和物業運行，從而提升地產的品牌形象和客戶忠誠度的前介服務。此外，本集團以「尊尚·至臻」為服務理念，依托多年服務經驗，用匠心定義行業新標準，持續優化和創新服務模式，涵蓋銷售案場、4S旗艦店、高端會所、展覽展館、體檢中心五大高端服務場景，專屬定制服務方案，滿足合作夥伴的多樣化需求。

展望與戰略

在國內「波浪式發展、曲折式前進」的經濟態勢下，物管行業不斷自我更迭與發展，回歸服務品質成為行業趨勢。下半年重磅利好頻出，行業發展逐漸回歸常態，在市場及行業多方調整下，品牌個性、服務質素將逐漸成為行業競爭的核心要素。本集團定會不斷夯實基礎服務品質，加快多元化服務發展，強化數智化賦能，端牢品牌、手藝、勤奮「三碗飯」，優化組織提升戰鬥力，以新的標準、新的部署、新的面貌展現出新的發展希望。

In the second half of 2024, the Group will concentrate on implementing the following key strategic initiatives:

Deepening Multi-industry Development and Strengthening Value-added Service Innovation

We are actively promoting the “multi-industry development strategy”, focusing on residential properties and continuing to strengthen the expansion of non-residential areas such as commercial complexes, office buildings, industrial parks, schools, hospitals and urban services, so as to broaden the scope of our business coverage.

The Company will actively respond to the spirit of the Guideline on Promotion of the High-quality Growth of Service Consumption issued by the State Council by strengthening the innovation of value-added service models, improving the lifestyle service portfolios such as nursing care, childcare, catering and housekeeping services, and deepening the model of “property services + lifestyle services” to meet the growing needs of residents, enhance customer stickiness and improve profitability.

Enhancing Service Quality and Engaging in Compliant and Safe Operations

We will adhere to our essential commitment of providing quality service, reshape the ISO9000 system standards and continuously improve the quality of service. Furthermore, we will enhance the cultural atmosphere of the park and strengthen the level of soft services to ensure standardised service process and reliable service quality.

By closely monitoring the policy development of the national and local governments, we will study the impact of policy changes on the property management industry in a timely manner, so as to provide strong support for our decision-making. We will strictly comply with relevant laws, regulations and rules to ensure compliant operations of the Company. Our existing robust internal control system will be further strengthened to enhance risk prevention and control, and ensure stable development of the Company.

Enhancing the ESG System to Realise Sustainable Development

In active response to the policy directive, we will strengthen the establishment of ESG (Environmental, Social and Governance) systems, enhance the quality of ESG-related information disclosure, and integrate ESG concepts into corporate operation and management to achieve sustainable development.

2024年下半年，本集團將專注於實施以下主要戰略性舉措：

深化多業態發展，強化增值服務創新

積極推進「多業態發展戰略」，以住宅為核心，持續強化商業綜合體、辦公樓宇、產業園區、學校、醫院、城市服務等非住宅領域拓展，拓寬業務覆蓋範圍。

積極響應國務院印發的《關於促進服務消費高質量發展的意見》文件精神，強化增值服務模式創新，健全養老、托育、餐飲、家政等生活服務品類，深化「物業服務+生活服務」模式，以滿足居民日益增長的需求，增強客戶黏性，提升盈利能力。

提升服務質量，合規安全經營

堅守品質服務初心，重塑ISO9000體系標準，持續提升服務質量，提升園區文化氛圍建設，強化軟性服務水平，確保服務流程規範、服務質量可靠。

密切關注國家及地方政府的政策動態，及時研究政策變化對物業管理行業的影響，為企業決策提供有力支持。嚴格遵守相關法律法規和規章制度，確保企業合規經營。建立健全內部控制體系，加強風險防控，確保企業穩健發展。

加強ESG體系建設，實現可持續發展

積極響應政策號召，加強ESG(環境、社會、治理)體系建設，提升ESG相關信息披露質量，將ESG理念融入企業經營管理中，實現可持續發展。

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FINANCIAL REVIEW

Revenue

During the Period, the Group was principally engaged in the provision of property management services and related value-added services and recorded a revenue of RMB1,482.9 million (the corresponding period in 2023: RMB1,353.3 million), representing an increase of 9.6% as compared with the corresponding period in the last year. The revenue of the Group were generated from three main business lines: (i) property management services; (ii) community value-added services; and (iii) value-added services to non-property owners.

The following table sets forth a breakdown of the Group's revenue from each business line for the periods indicated.

財務回顧

收入

期內，本集團主要從事提供物業管理服務及相關的增值服務並錄得收入人民幣1,482.9百萬元(2023年同期：人民幣1,353.3百萬元)，較去年同期增長9.6%。本集團收入來自三個主要業務線：(i)物業管理服務；(ii)社區增值服務；及(iii)非業主增值服務。

下表載列本集團於所示期間來自各業務線的收入明細。

		For the six months ended 30 June 截至6月30日止六個月			
		2024 2024年 Revenue 收入		2023 2023年 Revenue 收入	
		RMB'000 人民幣千元	% %	RMB'000 人民幣千元	% %
Property management services	物業管理服務	1,133,606	76.4	950,579	70.2
Community value-added services	社區增值服務	294,163	19.8	297,606	22.0
Value-added services to non-property owners	非業主增值服務	55,163	3.8	105,082	7.8
Total/Overall	合計／總體	1,482,932	100.0	1,353,267	100.0

PROPERTY MANAGEMENT SERVICES

During the Period, the revenue from the property management services amounted to RMB1,133.6 million (the corresponding period in 2023: RMB950.6 million), representing an increase of 19.3% as compared to the corresponding period in the last year. The increase was primarily attributable to an increase in our total GFA under management of the Group.

物業管理服務

期內，物業管理服務收入達人民幣1,133.6百萬元(2023年同期：人民幣950.6百萬元)，較去年同期增加19.3%，該增長主要來源於本集團的總在管面積增加。

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As at 30 June 2024, the total GFA under management of the Group was 188.1 million sq.m., representing an increase of 6.3 million sq.m. or 3.5% as compared with 181.8 million sq.m. as at 31 December 2023. The increase was mainly attributable to an increase in expansion projects. During the Period, the average property management fee rate charged by the Group for residential property projects was approximately RMB1.74 per sq.m./month (the corresponding period in 2023: RMB1.73 per sq.m./month).

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

於2024年6月30日，本集團總在管面積為188.1百萬平方米，較於2023年12月31日的181.8百萬平方米增加6.3百萬平方米，增長率為3.5%，該增長主要來自外拓項目的增加。期內，本集團住宅物業項目平均物業管理費率約為人民幣1.74元／平方米／月（2023年同期：人民幣1.73元／平方米／月）。

下表載列於所示日期與我們向建業地產股份有限公司（「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 2024 截至2024年6月30日		As at 31 December 2023 截至2023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	75,939	40.4	74,158	40.8
Third-party property developers	第三方物業開發商	112,121	59.6	107,685	59.2
Total	合計	188,060	100.0	181,843	100.0

COMMUNITY VALUE-ADDED SERVICES

The Group provides a range of community value-added services, primarily including intelligent community solutions, in-park sales and turnkey and move-in furnishing. During the Period, revenue from community value-added services amounted to RMB294.2 million (the corresponding period in 2023: RMB297.6 million), representing a year-on-year decline of 1.2%. Such decline was primarily due to fewer houses delivered, resulting in a decrease of RMB74.2 million in the revenue of intelligent community solutions. In response to the decrease in the revenue of intelligent community solutions, this year, the Group gave priority to community value-added services and broadened the service boundaries to meet the diversified needs of property owners. Revenue from in-park sales jumped by 107.2% to RMB146.6 million from RMB70.8 million in the corresponding period of last year.

社區增值服務

本集團提供一系列社區增值服務，主要包括智慧社區解決方案、園區銷售服務、拎包入住等服務。期內，社區增值服務收入為人民幣294.2百萬元（2023年同期：人民幣297.6百萬元），較去年同期降低1.2%。該下降主要是由於交房數量的降低導致智慧社區解決方案收入下降人民幣74.2百萬元。為應對智慧社區解決方案收入下降，本集團今年重點發力社區增值服務，拓寬服務邊界，滿足業主多元化需求。園區銷售收入由去年同期的人民幣70.8百萬元增長107.2%至人民幣146.6百萬元。

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VALUE-ADDED SERVICES TO NON-PROPERTY OWNERS

The Group provides a range of value-added services to non-property owners, primarily including early intervention services and on-site management. During the Period, revenue from value-added services to non-property owners amounted to RMB55.2 million (the corresponding period in 2023: RMB105.1 million), representing a year-on-year decrease of 47.5%. Such decrease was primarily due to the proactive adjustments made by the Group to value-added business to non-property owners based on the recovery of receivables from related parties. As a result, the business scale of value-added services to non-property owners shrank, of which the revenue from early intervention services and on-site management decreased by RMB25.4 million.

COST OF SALES

The Group's 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, 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 amounted to RMB1,145.1 million (the corresponding period in 2023: RMB973.6 million), representing an increase of 17.6% as compared to the corresponding period in last year, which was primarily attributable to the expansion of sales scales and the increased cost of high quality services to promote customer satisfaction.

非業主增值服務

本集團提供一系列非業主增值服務，主要包括前介服務、案場管理等服務。期內，非業主增值服務收入為人民幣55.2百萬元（2023年同期：人民幣105.1百萬元），較去年同期降低47.5%，該降低主要是本集團基於關聯方應收款項回收情況，對非業主增值業務做出主動調整，收縮非業主增值服務的業務規模導致的，其中前介服務收入及案場服務收入下降人民幣25.4百萬元。

銷售成本

本集團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1,145.1百萬元（2023年同期：人民幣973.6百萬元），較去年同期增加17.6%，這主要是由於銷售規模的擴大以及為提高客戶滿意度而增加的高品質服務成本。

GROSS PROFIT AND GROSS PROFIT MARGIN

The following table sets forth the Group's gross profit and gross profit margin by each business line for the periods indicated.

毛利及毛利率

下表載列本集團於所示期間按各業務線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			
		2024		2023	
		2024年		2023年	
		Gross profit		Gross profit	
		Gross profit	margin	Gross profit	margin
		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 services	物業管理服務	249,725	22.0	244,393	25.7
Community value-added services	社區增值服務	76,776	26.1	93,606	31.5
Value-added services to non-property owners	非業主增值服務	11,348	20.6	41,655	39.6
Total	合計	337,849	22.8	379,654	28.1

During the Period, the gross profit of the Group was RMB337.8 million (the corresponding period in 2023: RMB379.7 million), representing a decrease of 11.0% as compared to the corresponding period last year. The gross profit margin of the Group decreased from approximately 28.1% for the corresponding period last year to approximately 22.8% for the Period, which was mainly attributable to the decrease in the gross profit of the value-added services to non-property owners.

The gross profit margin of the Group's property management services decreased by 3.7 percentage points from approximately 25.7% for the corresponding period last year to approximately 22.0% for the Period, which was mainly attributable to the increased cost of high quality services to promote customer satisfaction.

The gross profit margin of the Group's community value-added services decreased to approximately 26.1% for the Period from approximately 31.5% for the corresponding period in last year. Such decrease was mainly due to a change in the revenue structure, with the decrease of high gross profit revenue streams, such as intelligent community solutions.

期內，本集團毛利為人民幣337.8百萬元（2023年同期：人民幣379.7百萬元），較去年同期下降11.0%。本集團的毛利率從去年同期的約28.1%下降至截至期內的約22.8%，主要由於非業主增值服務毛利下降所致。

本集團的物業管理服務的毛利率從去年同期的約25.7%下降3.7個百分點至期內的約22.0%，主要歸因於為提升客戶滿意度，增加了高品質服務成本。

本集團的社區增值服務的毛利率於期內及去年同期分別為約26.1%及約31.5%，該下降主要由於收入結構改變，高毛利收入例如智慧社區解決方案下降所致。

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The gross profit margin of the Group's value-added services to non-property owners decreased to approximately 20.6% for the Period from approximately 39.6% for the corresponding period of last year. This decline was primarily attributable to the decrease in high gross profit revenue streams, such as early intervention services, as the services demand of developers declined.

SELLING AND MARKETING EXPENSES

During the Period, the selling and marketing expenses of the Group amounted to RMB9.5 million, representing an increase of approximately 3.1% as compared with RMB9.3 million in the corresponding period last year, and accounting for approximately 0.6% of our revenue, basically unchanged from the corresponding period last year.

ADMINISTRATIVE EXPENSES

During the Period, the administrative expenses of the Group amounted to RMB97.7 million, representing an increase of 19.8% as compared with RMB81.6 million for the corresponding period last year, and accounting for approximately 6.6% of revenue of the Group, which was an increase of 0.6 percentage points as compared with the corresponding period last year. This was mainly attributable to the increase in share-based payments for encouraging the management to contribute to the long-term growth and profit for the Group.

NET IMPAIRMENT LOSSES ON FINANCIAL ASSETS

During the Period, the net impairment losses on financial assets of the Group amounted to RMB49.1 million, representing a decrease of RMB592.1 million as compared with the corresponding period last year, which was primarily due to the fact that there was no significant fluctuation in the credit risk during the Period as compared with the corresponding period last year when the downturn in real estate industry triggered a liquidity crisis, resulting in a significant increase in the credit risk of related receivables of real estate developers.

本集團的非業主增值服務的毛利率從去年同期的約39.6%下降至期內的約20.6%。該下降主要是由於開發商的服務需求下降，導致高毛利收入（例如前介服務）下降。

銷售及營銷開支

期內，本集團的銷售及營銷開支為人民幣9.5百萬元，較去年同期的人民幣9.3百萬元增加約3.1%，佔收入約0.6%，與去年同期基本持平。

行政開支

期內，本集團的行政開支為人民幣97.7百萬元，較去年同期的人民幣81.6百萬元增加19.8%，佔本集團收入比約6.6%，較去年同期上升0.6個百分點，主要是由於為鼓勵管理人員為本集團的長期增長及盈利作出貢獻，增加以股份為基礎的付款所致。

金融資產減值虧損淨額

期內，本集團的金融資產減值虧損淨額為人民幣49.1百萬元，較去年同期下降人民幣592.1百萬元，主要由於本期信用風險未發生明顯變化，去年同期房地產行業下行引發流動性危機，導致房地產開發商的相關應收款項信用風險顯著上升。

OTHER INCOME

During the Period, other income of the Group amounted to RMB3.2 million (the corresponding period in 2023: RMB14.7 million), representing a decrease of 78.5% as compared with the corresponding period last year, which was mainly due to the decrease in government grants for the Period.

OTHER LOSSES — NET

During the Period, the other net losses of the Group amounted to RMB3.6 million, representing a decrease of RMB20.6 million as compared with the corresponding period last year, which was primarily due to the decrease in the fair value of US dollar-denominated bonds held by the Group for the Period.

INCOME TAX EXPENSES/CREDIT

During the Period, income tax expenses of the Group amounted to RMB71.2 million, as compared to income tax credit of RMB62.9 million for the corresponding period in 2023. The income tax rate during the Period was 39.5% (the corresponding period in 2023: 17.4%), largely because the Group increased the provision for withholding tax for its onshore companies distributing dividends to offshore companies.

PROFITS/LOSSES

During the Period, the Group recorded a net profit of RMB109.2 million (the corresponding period in 2023: net loss of RMB298.9 million). The net profit margin was 7.4% (the corresponding period in 2023: net loss margin of 22.1%), the turnaround from loss to profit was mainly due to the decrease in impairment losses on financial assets during the Period. The profit attributable to the shareholders of the Company for the Period amounted to RMB103.4 million (the corresponding period in 2023: loss attributable to the shareholders of RMB299.6 million). Excluding the impairment losses on financial assets, fair value gains or losses from financial assets at fair value through profit or loss, share-based payments and related income tax effect, the core net profit attributable to the owners of the Company for the Period was approximately RMB148.4 million. For the corresponding period in 2023, the core net profit attributable to the owners of the Company was approximately RMB205.0 million. The decrease in the core net profit attributable to the owners of the Company was mainly due to the fact that based on the recovery of related party receivables, proactive adjustments were made to the value-added business to non-property owners, and the business scale of value-added services to non-property owners declined significantly. Basic earnings per share amounted to RMB0.08 (the corresponding period in 2023: basic loss per share of RMB0.23).

其他收入

期內，本集團的其他收入為人民幣3.2百萬元(2023年同期：人民幣14.7百萬元)，較去年同期下降78.5%，主要由於期內獲得政府補助減少所致。

其他虧損淨額

期內，本集團的其他虧損淨額為人民幣3.6百萬元，較去年同期減少人民幣20.6百萬元，主要是由於本期本集團所持有的美元債券公允價值下降減少所致。

所得稅開支／抵免

期內，本集團的所得稅開支為人民幣71.2百萬元，而2023年同期則為所得稅抵免人民幣62.9百萬元。期內所得稅稅率為39.5% (2023年同期：17.4%)，主要是由於本集團境內公司向境外公司分派股息，計提預扣稅增加所致。

利潤／虧損

期內，本集團的淨利潤為人民幣109.2百萬元(2023年同期：淨虧損人民幣298.9百萬元)。淨利潤率是7.4% (2023年同期：淨虧損率是22.1%)，扭虧為盈主要是由於期內金融資產減值虧損減少所致。期內本公司股東應佔利潤為人民幣103.4百萬元(2023年同期：股東應佔虧損人民幣299.6百萬元)。若剔除金融資產減值虧損、以公允價值計量且其變動計入當期損益的金融資產的公允價值損益、以股份為基礎的付款以及相關的所得稅影響以後，期內本公司擁有人核心淨利潤約人民幣148.4百萬元；2023年同期，本公司擁有人核心淨利潤約人民幣205.0百萬元。本公司擁有人核心淨利潤的減少主要歸因於基於關聯方應收款項回收情況，對非業主增值業務做出主動調整，非業主增值服務的業務規模大幅下降。每股基本盈利為人民幣0.08元(2023年同期：每股基本虧損為人民幣0.23元)。

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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 2024, the Group's cash and cash equivalents amounted to approximately RMB2,042.3 million (31 December 2023: approximately RMB1,620.6 million). As at 30 June 2024, the Group has a total of bank borrowings of RMB52.0 million (31 December 2023: RMB52.0 million). Subsequent to the Period, the Board has declared an interim dividend of approximately RMB126.7 million in total to the shareholders of the Company. Such interim dividend is expected to be paid out of the Company's share premium account. The interim dividend is proposed to be paid on or around Tuesday, 24 September 2024 to the shareholders of the Company whose names appear on the register of members of the Company at the close of business on Thursday, 12 September 2024.

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 2024, the gearing ratio was 2.6% (31 December 2023: 2.4%).

TRADE AND OTHER RECEIVABLES

As at 30 June 2024, trade and other receivables amounted to RMB2,475.6 million, representing an increase of 5.0% as compared with that of RMB2,358.4 million as at 31 December 2023, which was primarily attributable to the increase in receivables due from property owners in line with the growing area under management.

TRADE AND OTHER PAYABLES

As at 30 June 2024, trade and other payables amounted to RMB1,670.7 million, representing an increase of 20.6% as compared with that of RMB1,385.6 million as at 31 December 2023, which was primarily attributable to the special dividend amounted to RMB286.1 million declared in June 2024 and was subsequently paid in July 2024.

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2024年6月30日，本集團的現金及現金等價物約為人民幣2,042.3百萬元(2023年12月31日：約人民幣1,620.6百萬元)。於2024年6月30日，本集團共有銀行借款人民幣52.0百萬元(2023年12月31日：人民幣52.0百萬元)。期後，董事會已向本公司的股東宣派中期股息合共約人民幣126.7百萬元。該中期股息預期從本公司股份溢價賬中支付。本公司建議於2024年9月24日(星期二)或前後向於2024年9月12日(星期四)營業結束時名列本公司股東名冊的本公司股東派付中期股息。

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2024年6月30日，資本負債比率為2.6%(2023年12月31日：2.4%)。

貿易及其他應收款項

於2024年6月30日，貿易及其他應收款項為人民幣2,475.6百萬元，較於2023年12月31日的人民幣2,358.4百萬元增長5.0%，主要由於因在管面積增加，應收業主的款項增加所致。

貿易及其他應付款項

於2024年6月30日，貿易及其他應付款項達人民幣1,670.7百萬元，較於2023年12月31日的人民幣1,385.6百萬元增加20.6%。主要由於於2024年6月宣派並隨後於2024年7月支付特別股息人民幣286.1百萬元。

BORROWINGS

As at 30 June 2024, borrowings amounted to RMB52.0 million, which remained stable as compared with that of RMB52.0 million as at 31 December 2023, which was the bank borrowings of Henan Tianming Property Management Co., Ltd.* (河南天明物業管理有限公司) (“Henan Tianming”) incurred prior to its acquisition by the Group, of which the equity interest was acquired by the Group in 2022, and the results were included in the Group’s consolidated statements in that year.

PROCEEDS FROM THE LISTING

References are made to (i) the prospectus of the Company dated 5 May 2020 (the “Prospectus”) in relation to the global offering of the Shares; (ii) the annual report of the Company for the year ended 31 December 2020; (iii) the Company’s announcements (the “Previous Announcements”) dated 8 July 2021, 16 March 2022 and 14 November 2023 relating to the updates on expected timeline for use of proceeds from the listing of the Company’s shares on the main board of the Stock Exchange (the “Listing”) on 15 May 2020; and (iv) the announcement of the Company dated 26 August 2024 regarding the change in use of the net proceeds. 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 2024, the Group had used approximately RMB597.6 million of the net proceeds. As of 30 June 2024, the Company’s unutilised net proceeds amounted to approximately RMB1,491.1 million. Having carefully considered the reasons set out in “Reasons for and benefits of the proposed change in use of proceeds and expected timeline” of the announcement of the Company dated 26 August 2024, the Board resolved to change the proposed use and the respective timeline of the unutilised net proceeds in view of the business environment in the recent years and the changes in the Company’s business strategies.

借款

於2024年6月30日，借款為人民幣52.0百萬元，較於2023年12月31日的人民幣52.0百萬元保持穩定。該借款為河南天明物業管理有限公司（「河南天明」）於被本集團收購前產生的銀行借款，由於該公司股權乃本集團於2022年取得，故其業績於當年納入本集團合併報表。

上市所得款項

茲提述(i)本公司日期為2020年5月5日有關全球發售股份的招股章程（「招股章程」）；(ii)本公司截至2020年12月31日止年度的年報；(iii)日期為2021年7月8日、2022年3月16日及2023年11月14日有關本公司股份於2020年5月15日在聯交所主板上市（「上市」）所得款項用途預期時間表的最新情況的公告（「先前公告」）；及(iv)本公司日期為2024年8月26日有關變更所得款項淨額用途的公告。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2024年6月30日，本集團已使用約人民幣597.6百萬元的所得款項淨額。截至2024年6月30日，本公司尚未動用所得款項淨額約為人民幣1,491.1百萬元。經審慎考慮本公司日期為2024年8月26日的公告「建議變更所得款項用途的理由及裨益以及預期時間表」所載理由，董事會因應近年的營商環境及本公司業務策略的調整，議決變更未動用所得款項淨額擬定用途及相應時間表。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

The table below sets forth the revised allocation and status of utilisation of the net proceeds and the expected timeline of the use of the unutilised net proceeds from the Listing Date and up to 30 June 2024:

下表載列於上市日期起至2024年6月30日止，上市所得款項淨額的經修訂分配及使用情況，以及使用未動用所得款項淨額的預期時間表：

Major categories	Sub-categories	Respective percentage of total proceeds	Respective amount of total proceeds	Net proceeds used during 2024	Actual expenditures as at 30 June 2024	Unused net proceeds as at 30 June 2024	Revised allocation of unutilised amount of the net proceeds	Time frame (as disclosed in the Previous Announcements)	Updated 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2024年 已用所得款項 淨額 RMB'000 人民幣千元	於2024年 6月30日 的實際開支 RMB'000 人民幣千元	於2024年 6月30日 的未使用 所得款項淨額 RMB'000 人民幣千元	所得款項淨額 未動用金額的 經修訂分配 RMB'000 人民幣千元	時間表 (如先前公告所披露)	經更新 時間表
1. Strategic investment, cooperation and acquisition		60%	1,253,216	-	132,723	1,120,493	-		
1. 戰略性投資、合作及收購									
	1.1 Acquiring property management service providers	40%	835,478	-	114,531	720,947	-	Between one year to four and a half years after Listing	-
	1.1 收購物業管理服務提供商							上市後一至四年半	
	1.2 Acquiring companies that will expand our portfolio	10%	208,869	-	-	208,869	-	Between one year to four and a half years after Listing	-
	1.2 收購將擴大我們物業組合的公司							上市後一至四年半	
	1.3 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 year to four and a half years after Listing	-
	1.3 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							上市後一至四年半	
2. Enhancement of Jianye+ platform to optimise user experience		15%	313,304	5,553	133,124	180,180	372,765		
2. 加強建業+平台以優化用戶體驗									
	2.1 Developing and optimising software and our cloud system	5%	104,435	5,468	72,101	32,334	87,364	Between one year to four and a half years after Listing	By end of December 2025
	2.1 開發及優化軟件及雲系統							上市後一至四年半	於2025年12月底之前
	2.2 Improving and expanding our facilities and equipment	4%	83,548	0	1,990	81,558	81,558	Between one year to four and a half years after Listing	By end of December 2025
	2.2 改善及擴展我們的設施及設備							上市後一至四年半	於2025年12月底之前
	2.3 Expansion of scale and diversity of membership resources	4%	83,548	36	49,835	33,713	87,364	Between one year to four and a half years after Listing	By end of December 2025
	2.3 擴大會員資源的規模及多樣性							上市後一至四年半	於2025年12月底之前

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Major categories	Sub-categories	Respective percentage of total proceeds	Respective amount of total proceeds	Net proceeds used during 2024	Actual expenditures as at 30 June 2024	Unused net proceeds as at 30 June 2024	Revised allocation of unutilised amount of the net proceeds	Time frame (as disclosed in the Previous Announcements)	Updated 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2024年 已用所得款項 淨額 RMB'000 人民幣千元	於2024年 6月30日 的實際開支 RMB'000 人民幣千元	於2024年 6月30日 的未使用 所得款項淨額 RMB'000 人民幣千元	所得款項淨額 未動用金額的 經修訂分配 RMB'000 人民幣千元	時間表 (如先前公告所披露)	經更新 時間表
	2.4 Expansion of our user base	2%	41,773	49	9,198	32,575	116,479	Between one year to four and a half years after Listing	By end of December 2025
	2.4 擴大用戶群							上市後一至四年半	於2025年12月底之前
3. Investment in advanced information technology systems		15%	313,304	9,272	122,916	190,388	223,659		
3. 投資先進信息技術系統									
	3.1 Building intelligence communities and upgrading facilities	7%	146,209	5,706	115,384	30,825	64,096	Between one year to four and a half years after Listing	By end of December 2025
	3.1 建設智慧社區及升級設施							上市後一至四年半	於2025年12月底之前
	3.2 Developing our financial sharing system	2.5%	52,217	3,566	6,315	45,902	45,902	Between one year to four and a half years after Listing	By end of December 2025
	3.2 開發財務共享系統							上市後一至四年半	於2025年12月底之前
	3.3 Developing a process control and KPI integration system	4%	83,548	-	1,008	82,540	82,540	Between one year to four and a half years after Listing	By end of December 2025
	3.3 開發流程控制及KPI集成系統							上市後一至四年半	於2025年12月底之前
	3.4 Achieving digitalised documentation	1.5%	31,330	-	209	31,121	31,121	Between one year to four and a half years after Listing	By end of December 2025
	3.4 實現文件數字化							上市後一至四年半	於2025年12月底之前
4. General working capital	Working capital and other general corporate purposes	10%	208,870	-	208,870	-	447,319	Between one year to four and a half years after Listing	By end of December 2025
4. 一般營運資金	營運資金及其他一般公司用途							上市後一至四年半	於2025年12月底之前
5. Renovating and improving the quality of the old residential communities							149,106		By end of December 2025
5. 改造提升老舊小區質素									於2025年12月底之前
6. Development of value-added services business							298,212		By end of December 2025
6. 發展增值服務業務									於2025年12月底之前
		100%	2,088,694	14,825	597,633	1,491,061	1,491,061		

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Save as disclosed in the table above, the intended use of other items of the net proceeds of the Listing remains unchanged. For more details, please refer to the section headed “Future Plans and Use of Proceeds” in the prospectus of the Company dated 5 May 2020, the Previous Announcements and the Company’s announcement published on 26 August 2024.

The unused net proceeds are expected to be used for the above purposes within the specified timeframe after the Listing Date, though it may be subject to changes in market conditions from time to time.

PLEDGE OF ASSETS

As at 30 June 2024, the Group did not have any pledged assets for its loan guarantee.

MAJOR ACQUISITION AND DISPOSALS

The Group did not have any major acquisition and disposals of subsidiaries and associated companies during the Period.

MAJOR INVESTMENT

As at 30 June 2024, the Group did not hold any significant investment.

CONTINGENT LIABILITIES AND CAPITAL COMMITMENT

As at 30 June 2024, 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.

除上表所披露者外，上市所得款項淨額其他項目的擬定用途維持不變。更多詳情請參閱本公司日期為2020年5月5日的招股章程「未來計劃及所得款項用途」一節、先前公告及本公司於2024年8月26日所刊發公告。

預計於上市日期後特定時間內，未動用所得款項淨額將用於上述用途，惟可能視乎市況的不時變動而定。

資產抵押

於2024年6月30日，本集團未有為貸款抵押擔保。

重大收購及出售

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2024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2024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 of 30 June 2024, we had 5,320 employees. During the Period, the Company continued to advance the flattening of its organisational structure. Through this restructuring, the Company has enhanced the overall efficiency and responsiveness of the organisation by accelerating message communication, which significantly enhances decision-making efficiency and execution. In order to continuously improve efficiency, the Company has been comprehensively and meticulously sorting out and optimising its internal authority and responsibility processes based on daily work requirements, aiming to achieve seamless integration of management from top to bottom, and at the same time simplifying workflow, accelerating business processes, and greatly enhancing work efficiency.

In terms of talent management, the Company has always adhered to the principle of selection that emphasises both work ethics and work ability, and regards the professionalism and ethics of its employees as the cornerstone of the Company's sustainable development. To this end, the Company not only continues to strengthen its internal training system, but also actively encourages its employees to participate in various continuing education programs, which helps them to realise the overall enhancement of personal capabilities and comprehensive quality. In addition, for the career development of employees, the Company has designed a clear and definite promotion path. According to each employee's unique strengths and the Company's strategic development direction, employees are offered with tailor-made personalised development path, which assists them in their career dreams.

In terms of remuneration package, the Company closely monitors external market dynamics and makes timely adjustments to remuneration levels to ensure remuneration competitiveness and fairness. Moreover, the Company has also established a set of efficient performance appraisal mechanism, which closely links the performance of employees with their salaries. By setting specific and quantifiable performance indicators, the Company has effectively stimulated employees' motivation and creativity. Furthermore, the Company has put in place a rich set of incentives to build a performance-oriented compensation incentive mechanism, which further consolidates the Company's competitive edge.

僱員與薪酬政策

截止2024年6月30日，我們有5,320名員工，期內公司持續推進組織結構的扁平化轉型。提升組織的整體效能與響應速度，通過縮短溝通渠道，顯著增強了決策效率和執行力。為了持續提高效率，公司對內部的權責流程根據日常的工作需求，不斷全面而細緻的梳理與優化，旨在實現管理從上至下的無縫銜接，同時簡化了工作流程，加速了業務進程，極大地提升了工作效率。

在人才管理方面，公司始終堅守職業道德與工作能力並重的選拔原則，視員工的專業素養與道德操守為企業可持續發展的基石。為此，公司不僅持續強化內部培訓體系，還積極鼓勵員工參與各類繼續教育項目，助力其實現個人能力的全面提升與綜合素養的增進。此外，針對員工的職業發展，公司設計了清晰明確的晉升通道，根據每位員工的獨特優勢及公司的戰略發展方向，量身定製個性化的發展路徑，助力員工實現職業夢想。

在薪酬結構層面，公司緊密關注外部市場動態，及時調整薪酬水平，以確保其競爭力與公平性。同時，公司還建立了一套高效的績效考核機制，將員工業績與薪酬緊密掛鉤，通過設定具體、量化的業績指標，有效激發了員工的工作積極性與創造力。此外，公司還配套了豐富的激勵措施，構建了一個以業績為導向的薪酬激勵機制，進一步鞏固了公司的競爭優勢。

DISCLOSURE OF INTERESTS 權益披露

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

As at 30 June 2024, 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 C3 to the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules"), were as follows:

董事及主要行政人員於本公司或其相聯法團的股份、相關股份或債券中的權益及淡倉

於2024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C3《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：

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

(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 Shares held	Approximate percentage of the interest in the Company's issued share capital ¹
董事或主要行政人員姓名	身份及權益性質	所持股份數目	權益佔本公司已發行股本的概約百分比 ¹
Mr. Wang Jun 王俊先生	Interest in a controlled corporation 受控法團權益	45,398,000	3.49%
	Beneficial owner 實益擁有人	1,800,000 ²	0.14%
Ms. Wu Lam Li (resigned on 19 June 2024) 李琳女士(於2024年6月19日辭任)	Interest of a spouse 配偶權益	848,092,944	65.21%
Mr. Shi Shushan 史書山先生	Beneficial owner 實益擁有人	900,000 ²	0.07%

Notes:

1. The approximate percentage of the interest in the Company's issued share capital is based on a total of 1,300,526,000 Shares of the Company in issue as at 30 June 2024.
2. These interests in the Shares represent the share awards of the Company which were granted and vested to the respective Directors by the Company under the 2023 Share Award Scheme. Details of which are shown in the section headed "2023 Share Award Scheme" to this report.

附註：

1. 權益佔本公司已發行股本的概約百分比按於2024年6月30日本公司已發行股份總數1,300,526,000股計算。
2. 該等股份權益指本公司根據2023年股份獎勵計劃向各董事授出及歸屬的本公司股份獎勵。有關詳情載於本報告「2023年股份獎勵計劃」一節。

(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 2024
				截至2024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 (resigned on 19 June 2024)	Enjoy Start Limited	Interest of a spouse	1 ordinary share	100%
李琳女士(於2024年6月19日辭任)	創怡有限公司	配偶權益	1股普通股	

Save as disclosed above, as at 30 June 2024, none of the Directors, chief executives of the Company or their associates had any interests or short positions in any Shares, underlying Shares or 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.

除上文披露者外，於2024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、相關股份或債券中，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。

DISCLOSURE OF INTERESTS

權益披露

SHARE OPTION SCHEMES

(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.

Purpose of the Pre-IPO Share Option Scheme

The purpose of the Pre-IPO Share Option Scheme is to provide incentive or reward eligible participants for their past and continuing contribution to the Group.

Participants of the Pre-IPO Share Option Scheme

Eligible participants include any director, employee, customer, supplier, agent, partner, consultant, shareholder or contractor (or trustees or companies beneficially owned by any of the above), in each case of the Group or an associate company in which the Group is a shareholder.

Maximum number of Shares

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. No further Pre-IPO Share Options will be granted. As at 30 June 2024, there were no outstanding Pre-IPO Share Options.

Limit for each participant

The maximum number of Shares issued and to be issued upon exercise of the options granted to any individual grantee shall not exceed 1.0% of the total issued Shares immediately upon its listing (without taking into account any Shares which may be allotted and issued upon the exercise of the Pre-IPO Share Options and the Post-IPO Share Options), unless approved by the shareholders of the Company.

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的目的

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合資格參與者提供獎勵或酬謝。

首次公開發售前購股權計劃的參與者

合資格參與者包括任何董事、僱員、客戶、供應商、代理、合夥人、顧問、股東或承包商(或受託人或由上述任何人實益擁有的公司)，在每一種情況下，都屬於本集團或本集團為股東的聯營公司。

最高股份數目

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，概無授出更多首次公開發售前購股權。於2024年6月30日，概無首次公開發售前購股權尚未行使。

各參與者的限額

除非得到本公司股東的批准，否則在行使授予任何個人承授人的購股權時，已發行和將發行的最高股份數目不得超過緊接其上市後已發行股份總數的1.0%(未計入因行使首次公開發售前購股權和首次公開發行後購股權而可能配發和發行的任何股份)。

Option period and vesting

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. Any option which remains unexercised shall lapse upon the expiry of such option period.

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

- 30% of the total number of the options will be vested six months immediately following the Listing Date;
- 30% of the total number of the options will be vested 12 months immediately following the Listing Date; and
- 40% of the total number of the options will be vested 24 months immediately following the Listing Date.

Payment on acceptance of offer and exercise price

Each grantee was required to pay HK\$1 as consideration for the acceptance of the grant of the Pre-IPO Share Options. The exercise price is HK\$0.62 per Share, which was determined by the Board.

Remaining life of the Pre-IPO Share Option Scheme

The Pre-IPO Share Option Scheme took effect upon the listing of the Company and shall remain in full force and effect to the extent necessary to give effect to the exercise of any options granted prior thereto.

For details, please see the prospectus of the Company dated 5 May 2020.

購股權期限及歸屬

承授人可於歸屬後（惟於歸屬日期後五年屆滿前）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。任何未行使的購股權將在該購股權期限屆滿時失效。

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%將於緊隨上市日期後六個月獲歸屬；
- 購股權總數的30%將於緊隨上市日期後12個月獲歸屬；及
- 購股權總數的40%將於緊隨上市日期後24個月獲歸屬。

接受要約和行使價時的付款

每名承授人須支付1港元作為接納授出首次公開發售前購股權的代價。行使價為每股0.62港元，由董事會決定。

首次公開發售前購股權計劃的剩餘期限

首次公開發售前購股權計劃於本公司上市後生效，且仍具有十足效力及作用，以使此前授出的任何購股權得以行使。

詳情請參閱本公司日期為2020年5月5日的招股章程。

DISCLOSURE OF INTERESTS 權益披露

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 ⁽¹⁾	Date of grant	Exercise price per share	As at 1 January 2024 於2024年 1月1日	Granted during the Period 期內授出	Exercised during the Period 期內行使	Lapsed during the Period 期內失效	Cancelled during the Period 期內註銷	As at 30 June 2024 於2024年 6月30日
Senior management and other employees of the Group ⁽²⁾	10 January 2019	HK\$0.62						
本集團高級管理層及其他僱員 ⁽²⁾	2019年1月10日	0.62港元	540,000	-	-	-	(540,000) ⁽⁴⁾	-
			540,000	-	-	-	(540,000) ⁽⁴⁾	-

Notes:

附註：

- None of the options granted to any participant would result in the Shares issued and to be issued in respect of all options granted to such person (excluding any options lapsed in accordance with the terms of the scheme) in the 12-month period up to and including the date of such grant to represent in aggregate over 1% of the Shares in issue.
 - All such employees are employees (but not Directors) of the Group and fall within the meaning of "employee participants" under Chapter 17 of the Listing Rules.
 - The fair value of Pre-IPO Share Options granted on 10 January 2019 determined using the binomial option-pricing model was approximately RMB20.8 million. Due to the subjective nature of and uncertainty related to a number of assumptions of the expected future performance input to the binomial model as well as certain inherent limitations of the model itself, the calculation is subject to certain fundamental limitations. The value of share options varies with different variables of certain subjective assumptions, and any change to the variables used may materially affect the estimation of the fair value of the share options. Please refer to note 18 headed "Share-based payments" to the interim financial information for details (including the accounting policy).
 - 540,000 Pre-IPO Share Options were cancelled during the Period.
- 向任何參與者授出的購股權概不會導致於截至有關授出日期(包括該日)止12個月期間就向該人士授出的所有購股權(不包括根據計劃條款已失效的任何購股權)已發行及將發行的股份合共超過已發行股份的1%。
 - 所有該等僱員均為本集團僱員(但非董事)，並符合上市規則第17章項下「僱員參與者」的涵義。
 - 於2019年1月10日授予之首次公開發售前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。由於二項式模型的預期未來表現輸入數據的多項假設的主觀性質和不確定性，以及模型本身的某些固有限制，計算受到若干基本限制影響。購股權的價值因若干主觀假設的不同變數而異，所用變數的任何變動均可能對購股權的公允價值估計造成重大影響。有關詳情(包括會計政策)，請參閱中期財務資料附註18「以股份為基礎的付款」。
 - 於本期間，540,000份首次公開發售前購股權被註銷。

(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 Chapter 17 of the Listing Rules on 29 April 2020.

At the extraordinary general meeting of the Company held on 7 August 2023, the Shareholders resolved to terminate the Post-IPO Share Option Scheme with immediate effect. As a result, no further options may be offered but in all other respects the terms of such scheme shall remain in full force and effect. All options granted prior to such termination and not then exercised shall continue to be valid and exercisable in accordance with such scheme.

Purpose of the Post-IPO Share Option Scheme

The purpose of the Post-IPO Share Option Scheme is to motivate eligible persons to optimise 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.

Participants of the Post-IPO Share Option Scheme

Eligible participants include any of the following persons that are invited at the Board’s sole discretion: any director or proposed director (including an independent non-executive director) of any member of the Group, any executive director of, manager of, or other employee holding an executive, managerial, supervisory or similar position in, any member of the Group (an “**Employee**”), any proposed Employee, any full-time or part-time Employee, or a person for the time being seconded to work full-time or part-time for any member of the Group, a consultant, business or joint venture partner, franchisee, contractor, agent or representative of any member of the Group, a person or entity that provides research, development or other technological support or any advisory, consultancy, professional or other services to any member of the Group, or an associate (as defined under the Listing Rules) of any of the foregoing persons.

(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17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**」）。

於2023年8月7日舉行的本公司股東特別大會上，股東議決終止首次公開發售後購股權計劃，即時生效。因此，概無進一步授出購股權，惟在所有其他方面，該計劃的條款仍具十足效力及作用。根據該計劃，於有關終止前授出但當時尚未行使的所有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的目的

首次公開發售後購股權計劃的目的是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。

首次公開發售後購股權計劃的參與者

合資格參與者包括由董事會全權決定邀請的以下任何人士：本集團任何成員的任何董事或擬任董事（包括獨立非執行董事），本集團任何成員的任何執行董事、經理或其他擔任行政、管理、監督或類似職位的僱員（「**僱員**」），任何擬任僱員，任何全職或兼職僱員，或當時被借調到本集團任何成員全職或兼職工作的人員，本集團任何成員的顧問、業務或合營夥伴、特許經營人、承包商、代理人或代表，向本集團任何成員提供研究、開發或其他技術支助或任何諮詢、顧問、專業或其他服務的個人或實體，或上述任何人士的聯繫人（定義見上市規則）。

DISCLOSURE OF INTERESTS

權益披露

Maximum number of Shares

The maximum number of Shares which may be issued upon exercise of all options to be granted under the Post-IPO Share Option Scheme and any other share option schemes of the Company must not in aggregate exceed 10% of the total number of Shares in issue as of the Listing Date, being 120,000,000 Shares (the “**Scheme Mandate Limit**”). Options lapsed in accordance with the terms of the Post-IPO Share Option Scheme and any other share option scheme of the Company will not be counted for the purpose of calculating the Scheme Mandate Limit. The Scheme Mandate Limit may be refreshed with the approval of the Shareholders in general meeting. At any time, the maximum number of Shares which may be issued upon exercise of all outstanding options granted and not yet exercised under the Post-IPO Share Option Scheme and any other share option schemes of our Company to the eligible persons must not exceed 30% of the total number of Shares in issue from time to time.

Limit for each participant

The maximum number of Shares issued and to be issued upon exercise of the options granted to any one eligible participant (including exercised and outstanding options) in any 12-month period shall not exceed 1% of the Shares in issue from time to time.

Each grant of options to a director, chief executive or substantial shareholder of the Group or any of their respective close associates under the Post-IPO Share Option Scheme shall be approved by the independent non-executive Directors of the Company (excluding the independent non-executive Director who is the proposed grantee of the option). Where any grant of options to a substantial shareholder or an independent non-executive director of the Group or any of their respective close associates would result in the securities issued and to be issued upon exercise of all options already granted and which may be granted (including options exercised, canceled and outstanding) to such person in the 12-month period up to and including the date of such grant: (a) representing in aggregate over 0.1% of the Shares in issue; and (b) having an aggregate value, based on the closing price of the Shares at the date of each grant, in excess of HK\$5 million, such further grant of options must be approved by the Shareholders.

最高股份數目

在行使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授出的所有購股權時可發行的最高股份數目截至上市日期合計不得超過已發行股份總數的10%，為120,000,000股股份（「計劃授權限額」）。根據首次公開發售後購股權計劃和本公司任何其他購股權計劃的條款失效的購股權將不計入計算計劃授權限額。計劃授權限額可在股東大會獲股東批准後更新。在任何時候，根據首次公開發售後購股權計劃和本公司的任何其他購股權計劃，在行使所有已授予但尚未行使的尚未行使購股權時，可能向合資格人士發行的最高股份數目不得超過不時發行的股份總數的30%。

各參與者的限額

在任何12個月期間，在行使授予任何一名合資格參與者的購股權（包括已行使和未行使的購股權）時，已發行和將發行的最大股份數目不得超過不時已發行股份的1%。

根據首次公開發售後購股權計劃向本集團的董事、主要行政人員或主要股東或他們各自的任何密切聯繫人授出的每項購股權，須經本公司的獨立非執行董事（不包括作為購股權建議承授人的獨立非執行董事）批准。如向本集團主要股東或獨立非執行董事或他們各自的任何緊密聯繫人授予任何購股權，因該等人士行使所有已授予和可能授予的購股權（包括已行使、已取消和尚未行使的購股權）將於截至該授予日期（包括該授予日期）的12個月期間導致已發行及將發行的證券：(a) 合計佔已發行股份的0.1%以上；及(b) 根據股份於每次授出日期的收市價計算，總價值超過5,000,000港元，該等進一步授出購股權必須獲得股東批准。

Option period

The option period shall be determined by the Board. Any option which remains unexercised shall lapse upon the expiry of the option period. An option shall be subject to such terms and conditions (if any) as may be determined by the Board and specified in the offer of the option, including any vesting schedule and/or conditions, any minimum period for which any option must be held before it can be exercised and/or any performance target which need to be achieved by an option-holder before the option can be exercised.

Payment on acceptance of offer and exercise price

The subscription price in respect of any particular option shall be such price as our Board may in its absolute discretion determine at the time of grant of the relevant option (and shall be stated in the letter containing the offer of the grant of the option) but the subscription price shall not be less than whichever is the highest of:

- (i) the nominal value of Share;
- (ii) the closing price of Shares as stated in the Stock Exchange's daily quotations sheet on the offer date; and
- (iii) the average of the closing prices of Shares as stated in the Stock Exchange's daily quotations sheet for the five business days immediately preceding the offer date.

Remaining life of the Post-IPO Share Option Scheme

At the extraordinary general meeting of the Company held on 7 August 2023, the Shareholders resolved to terminate the Post-IPO Share Option Scheme with immediate effect. As a result, no further options may be offered but in all other respects the terms of such scheme shall remain in full force and effect. All options granted prior to such termination and not then exercised shall continue to be valid and exercisable in accordance with such scheme.

On 12 July 2021, the Company granted Post-IPO Share Options to eligible participants to subscribe for an aggregate of up to 11,738,000 Shares, all of which are still pending acceptance by the participants. The closing price of the share immediately before the date of the grant was HK\$6.92. During the Period, the Post-IPO Share Options to subscribe for 2,400,000 Shares (representing approximately 0.18% of the issued share capital of the Company as at the date of this report) were cancelled.

購股權期限

購股權期限由董事會決定。任何未行使的購股權將在購股權期限屆滿時失效。購股權應受董事會可能確定並在購股權要約中指定的條款和條件(如有)的約束,包括任何歸屬時間表和/或條件,任何購股權在行使前必須持有的最低期限和/或購股權持有人在行使購股權前需要達到的任何業績目標。

接納要約和行使價時的付款

任何特定購股權的認購價應為董事會在授予相關購股權時可全權酌情確定的價格(並應在包含授予購股權的要約的信函中說明)但認購價不得低於以下兩者中的最高者:

- (i) 股份的面值;
- (ii) 於授出日聯交所每日報價表所載的股份收市價;及
- (iii) 聯交所每日報價表上所列股份在緊接授出日之前的五個營業日的平均收市價。

首次公開發售後購股權計劃的剩餘期限

於2023年8月7日舉行的本公司股東特別大會上,股東議決終止首次公開發售後購股權計劃,即時生效。因此,概無進一步授出購股權,惟在所有其他方面,該計劃的條款仍具十足效力及作用。根據該計劃,於有關終止前授出但當時尚未行使的所有購股權將繼續有效及可予行使。

於2021年7月12日,本公司向合資格參與者授予首次公開發售後購股權,以認購合共最多11,738,000股股份,所有股份仍待參與者接納。緊接授出日期前的股份收市價為6.92港元。於本期間,認購2,400,000股股份(約佔本報告日期本公司已發行股本的0.18%)的首次公開發售後購股權被註銷。

DISCLOSURE OF INTERESTS 權益披露

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

於本期間，首次公開發售後購股權之變動如下：

Name or category of participants ⁽¹⁾	Date of grant	Exercise price per share	As at 1 January 2024 於2024年 1月1日	Granted during the Period 期內授出	Exercised during the Period 期內行使	Forfeited during the Period 期內沒收	Cancelled during the Period 期內註銷	As at 30 June 2024 於2024年 6月30日
Senior management and other employees of the Group ⁽²⁾ 本集團高級管理層及其他僱員 ⁽²⁾	12 July 2021 2021年7月12日	HK\$7.18 7.18港元	2,400,000	-	-	-	(2,400,000) ⁽⁵⁾	-
			2,400,000	-	-	-	(2,400,000) ⁽⁵⁾	-
Remaining scheme mandate limit ⁽⁶⁾ 剩餘計劃授權限額 ⁽⁶⁾			-					-

Notes:

附註：

- None of the options granted to any participant would result in the Shares issued and to be issued in respect of all options granted to such person (excluding any options lapsed in accordance with the terms of the scheme) in the 12-month period up to and including the date of such grant to represent in aggregate over 1% of the Shares in issue.
 - All such employees are employees of the Group and fall within the meaning of "employee participants" under Chapter 17 of Listing Rules.
 - The options granted under the Post-IPO Share Option Scheme would not have a dilutive effect on the earnings per Share for the Period.
 - The vesting period of such Post-IPO Share Options is 5 years. Vesting is conditional upon achievement of certain performance targets by the Company as set out in the respective offer letters. The Post-IPO share options have been granted pending acceptance by the participants.
 - 2,400,000 Post-IPO Share Options granted to senior management and other employees of the Group were cancelled during the Period.
 - The number of options available for grant under the remaining Post-IPO share Option Scheme mandate which was terminated on 7 August 2023.
- 向任何參與者授出的購股權概不會導致於截至有關授出日期(包括該日)止12個月期間就向該人士授出的所有購股權(不包括根據計劃條款已失效的任何購股權)已發行及將發行的股份合共超過已發行股份的1%。
 - 所有該等僱員均為本集團僱員，並符合上市規則第17章項下「僱員參與者」的涵義。
 - 根據首次公開發售後購股權計劃授出的購股權不會對本期間的每股盈利產生攤薄影響。
 - 此類首次公開發售後購股權的歸屬期為5年。購股權須待本公司達成各要約函件所載列之若干業績目標後方可歸屬。首次公開發售後購股權已授出，待參與者接納。
 - 於本期間，授予本集團高級管理層及其他僱員的2,400,000份首次公開發售後購股權被註銷。
 - 根據首次公開發售後購股權(於2023年8月7日終止)剩餘授權限額可供授出的購股權數目。

SHARE AWARD SCHEME

2021 Share Award Scheme

The Company previously adopted a share award scheme on 12 July 2021 (the “**2021 Share Award Scheme**”), which at the time, did not constitute a share option scheme under Chapter 17 of the Listing Rules and did not require shareholders’ approval. Various key terms are set out further below.

At the extraordinary general meeting of the Company held on 7 August 2023, the Shareholders resolved to terminate the 2021 Share Award Scheme with immediate effect from the adoption of the 2023 Share Award Scheme (as defined below) on 7 August 2023. Throughout the life of the 2021 Share Award Scheme, no award shares have been issued pursuant to it, and there are no outstanding awards, and no awards were vested, cancelled or lapsed during the Period.

Purpose

The purpose of the 2021 Share Award Scheme was to reward employees who have made outstanding contributions to the Group’s development and employees who have a long employment relationship with the Group, for the purposes of showing the Group’s appreciation and providing incentives for their dedication and contribution as well as cultivating a sense of partnership on the part of the employees such that they would work towards enhancing the value of the Group.

Eligible persons

Eligible persons consisted only of any employee of the Group who the Board or its delegate considers, in its sole discretion, to have contributed or will contribute to the Company. Eligible persons did not include any related entity participant or service provider (each as defined under Chapter 17 of the Listing Rules).

Scheme limit

The total number of shares which may be issued pursuant to all awards that can be granted under the 2021 Share Award Scheme must not in aggregate exceed 126,993,400 shares, representing approximately 10% of the issued share capital as at such the adoption date of the 2021 Share Award Scheme.

股份獎勵計劃

2021年股份獎勵計劃

本公司先前於2021年7月12日採納一項股份獎勵計劃(「**2021年股份獎勵計劃**」)，該計劃當時並不構成上市規則第17章項下的購股權計劃，因此毋須股東批准。各主要條款進一步載於下文。

於2023年8月7日舉行的本公司股東特別大會上，股東議決終止2021年股份獎勵計劃，自採納2023年8月7日2023年股份獎勵計劃(定義見下文)起即時生效。於2021年股份獎勵計劃的整個有效期內，概無根據該計劃發行獎勵股份，亦無未行使獎勵，且期內概無獎勵已歸屬、註銷或失效。

目的

2021年股份獎勵計劃旨在為獎勵對本集團發展做出突出貢獻的員工以及於本集團工作多年的員工，以感謝和激勵這些員工的付出及貢獻，激發他們的合夥人意識，為本集團創造更多價值。

合資格人士

合資格人士僅包括董事會或其代表全權酌情認為已經或將會對本公司作出貢獻的本集團任何僱員。合資格人士並不包括任何關連實體參與者或服務供應商(各自的定義見上市規則第17章)。

計劃限額

根據2021年股份獎勵計劃可授出的所有獎勵可予發行的股份總數合共不得超過126,993,400股股份，相當於2021年股份獎勵計劃採納日期已發行股本約10%。

DISCLOSURE OF INTERESTS

權益披露

Maximum entitlement of each eligible person

The maximum number of shares issued and to be issued to each eligible person in any 12-month period shall not exceed 1% of the issued share capital of the Company. Any further grant of share options in excess of this limit is subject to shareholders' approval in general meeting of the Company.

Vesting period and rights

The Board or its delegate(s) may determine vesting dates and conditions of vesting, and performance targets that must be achieved before any of the award shares may be vested in the selected participants under such award. When a selected participant has satisfied all vesting conditions specified (and as may be waived or amended from time to time) by the Board or its delegate(s) and becomes entitled to the award, the trustee shall transfer the relevant award shares to such selected participant on the relevant vesting date.

The selected participants shall have right to all economic interests in connection with or arising out of each award share, and save and except for the aforesaid, the selected participants shall have only a contingent interest in the award subject to the vesting of such award in accordance with this scheme. Unless otherwise determined by the Board or its delegate(s) at their absolute discretion, any outstanding award shares not yet vested shall be immediately forfeited when the selected participant fails to fulfil all required vesting conditions by the stipulated vesting date, or when the selected participant ceases to be an eligible person for reasons including, among others, retirement, death, conviction of any criminal offence involving integrity or honesty, termination of employment or contractual engagement with the Group and bankruptcy. In any such case, the award shares awarded but have not been vested in the selected participant will lapse and be returned to the trust.

Acceptance price

The Board or its delegate(s) may determine the acceptance price for each award, if any, and the period within which payments must be or may be made or loans for such purposes must be repaid.

Duration and termination

Unless early terminated by the Board, the 2021 Share Award Scheme shall be effective for ten years from the adoption date, being 12 July 2021. As mentioned above, at the extraordinary general meeting of the Company held on 7 August 2023, the Shareholders resolved to terminate the 2021 Share Award Scheme with immediate effect.

每名合資格人士的最高配額

於任何12個月期間，已發行及將發行予各合資格人士的股份數目上限不得超過本公司已發行股本的1%。進一步授出超過此限額的購股權須待股東於本公司股東大會上批准後方可作實。

歸屬期及權利

董事會或其代表可釐定歸屬日期及歸屬條件，以及任何獎勵股份可根據有關獎勵歸屬於選定參與者前必須達成的表現目標。當選定參與者滿足董事會或其授權代表規定的所有歸屬條件(可予豁免或不時修訂)並有權獲取獎勵時，受託人應於相關歸屬日期將相關獎勵股份過戶予該等選定參與者。

選定參與者有權獲取與各獎勵股份有關或因其產生的所有經濟利益，除上述外，選定參與者於獎勵中僅擁有或然權益，惟須待根據該計劃歸屬該等獎勵後方可獲取。除非董事會或其授權代表全權酌情另行釐定，否則任何未歸屬的已發行獎勵股份將於選定參與者無法在規定的歸屬日期前達成所有要求的歸屬條件，或選定參與者因以下原因不再屬於合資格人士時立即被沒收，有關原因包括(其中包括)退休、死亡、因涉及誠信或誠實的任何刑事犯罪而遭定罪、終止與本集團的僱傭或合約聘任以及破產。於任何該等情況下，任何已授出但未歸屬於選定參與者的獎勵股份將失效並返還至信託。

接納價格

董事會或其代表可決定每項獎勵的接納價格(如有)，以及必須或可能作出付款或為此必須償還貸款的期限。

期限及終止

除非董事會提前終止，否則2021年股份獎勵計劃將自採納日期(即2021年7月12日)起十年內有效。如上文所述，於2023年8月7日舉行的本公司股東特別大會上，股東議決終止2021年股份獎勵計劃，即時生效。

2023 Share Award Scheme

The Company's new share award scheme (the "2023 Share Award Scheme") was adopted and approved by the Shareholders on 7 August 2023. For further details, please refer to the announcements of the Company dated 30 May 2023 and 7 August 2023 and the circular of the Company dated 19 July 2023. Pursuant to the 2023 Share Award Scheme, the awarded Shares will be satisfied by new Shares to be allotted and issued by the Company to the trustee, or through on-market acquisitions of existing Shares by the trustee at the prevailing market price.

Purpose

The purpose of the 2023 Share Award Scheme is to (i) align the interests of the eligible participants with those of the Group through ownership of Shares, dividends and other distributions paid on Shares and/or the increase in value of the Shares; and (ii) to encourage and retain eligible participants to make contributions to the long-term growth and profits of the Group.

Participants

Eligible participants consist only of directors and employees of the Group, who in the absolute discretion of the Board have contributed (and will continue to contribute) or will contribute to the Group. This also includes employees who are granted options and/or awards as an inducement to enter into employment contracts with the Group but excludes an employee or director who has submitted his/her resignation or whose contract of employment has been terminated (summarily dismissed or otherwise). Further, eligible participants excludes anyone who is resident in a place where the grant of an award and/or the vesting and transfer of the awarded Shares pursuant to the terms of the 2023 Share Award Scheme is not permitted under the laws or regulations of such place or where in the view of the Board, compliance with applicable laws or regulations in such place makes it necessary or expedient to exclude such participant.

2023年股份獎勵計劃

本公司之新股份獎勵計劃(「2023年股份獎勵計劃」)已於2023年8月7日獲股東採納及批准。有關進一步詳情，請參閱本公司日期為2023年5月30日及2023年8月7日的公告以及本公司日期為2023年7月19日的通函。根據2023年股份獎勵計劃，獎勵股份將由本公司向受託人配發及發行的新股份或受託人按現行市價在市場上收購現有股份的方式支付。

目的

2023年股份獎勵計劃旨在(i)通過股份擁有權、就股份支付的股息及其他分派及／或股份增值令合資格參與者與本集團保持利益一致；及(ii)鼓勵及挽留合資格參與者為本集團的長期發展及盈利作出貢獻。

參與者

合資格參與者僅包括董事會全權酌情認為已經(並將繼續)或將會對本集團作出貢獻的本集團董事及僱員。此亦包括獲授購股權及／或獎勵作為勸誘與本集團訂立僱傭合約的僱員，但不包括已遞交辭呈或其僱傭合約已被終止(即遭解僱或其他情況)的僱員或董事。此外，合資格參與者不包括其居住地法例或法規禁止根據2023年股份獎勵計劃授出獎勵及／或歸屬及轉讓獎勵股份的人士，或董事會認為就遵守其居住地適用法律或法規而言排除該合資格參與者乃屬必要或權宜的任何參與者。

DISCLOSURE OF INTERESTS

權益披露

Award of Shares and pool of awarded Shares

The total number of Shares which may be issued in respect of all awards under the 2023 Share Award Scheme and other share schemes of the Company would be no more than 127,872,600 Shares, representing no more than 10% of the total number of Shares in issue as at the date of adoption of the 2023 Share Award Scheme.

Maximum entitlement of each participant

The maximum number of Shares, in a 12-month period up to and including the date of award, which may be subject to an award to a selected participant together with any Shares issued and to be issued under any options granted to such person under any share option schemes of the Company shall not (i) in aggregate exceed 1% of the issued share capital of the Company as at the date of adoption of the 2023 Share Award Scheme; and (ii) exceed any limits applicable to such person under the Listing Rules.

Each grant of an award to any Director, chief executive or substantial shareholder of the Company, or any of their respective associates, shall be subject to the prior approval of the independent non-executive Directors (excluding any independent non-executive Director who is a proposed recipient of the grant of an award). In addition:

- (a) where any grant of awarded Shares to any Director (other than an independent non-executive Director) or chief executive of the Company, or any of their respective associates, would result in the Shares issued and to be issued in respect of all award shares granted (excluding any award shares lapsed) in accordance with the terms of the 2023 Share Award Scheme and other share scheme(s) of the Company (if any) to such person in the 12-month period (or such other time period as may be specified by the Stock Exchange from time to time) up to and including the date of such grant representing in aggregate over 0.1% (or such other percentage as may be specified by the Stock Exchange from time to time) of the Shares in issue as at the date of such grant, such further grant of awarded Shares must be approved by Shareholders in general meeting in the manner required, and subject to the requirements set out, in the Listing Rules; or

股份獎勵及獎勵股份池

根據2023年股份獎勵計劃及本公司其他股份計劃可就所有獎勵發行的股份總數將不超過127,872,600股股份，佔2023年股份獎勵計劃採納日期已發行股份總數不超過10%。

每名參與者的最高配額

於截至授出日期(包括該日)止十二個月期間內，可能向選定參與者授出的股份數目，連同根據本公司任何購股權計劃向該人士授出的任何購股權已發行及將予發行的任何股份，最多不得(i)合共超過本公司於採納2023年股份獎勵計劃日期已發行股本的1%；及(ii)超出上市規則項下適用於該人士的任何限額。

向本公司任何董事、主要行政人員或主要股東或彼等各自之任何聯繫人授出每次獎勵，須事先獲得獨立非執行董事(不包括擬獲授獎勵之任何獨立非執行董事)之批准。此外：

- (a) 倘向本公司任何董事(獨立非執行董事除外)或主要行政人員或彼等各自之任何聯繫人授出任何獎勵股份，將導致根據2023年股份獎勵計劃及本公司其他股份計劃(如有)之條款於截至授出日期(包括該日)止十二個月期間(或聯交所可能不時指定之其他期間)向有關人士授出之所有獎勵股份(不包括任何失效的獎勵股份)已發行及將予發行之股份合共超過授出日期已發行股份之0.1%(或聯交所可能不時指定之其他百分比)，則進一步授出獎勵股份須於股東大會上按上市規則所規定之方式獲股東批准，並須遵守上市規則所載之規定；或

(b) where any grant of awarded Shares to an independent non-executive Director or substantial shareholder of the Company (or any of their respective associates) would result in the Shares issued and to be issued in respect of all award shares and options granted (excluding any award shares and options lapsed) in accordance with the terms of the 2023 Share Award Scheme and other share scheme(s) adopted by the Company to such person in the 12-month period (or such other time period as may be specified by the Stock Exchange from time to time) up to and including the date of such grant representing in aggregate over 0.1% (or such other percentage as may be specified by the Stock Exchange from time to time) of Shares in issue as at the date of such grant, such further grant of awarded Shares must be approved by Shareholders in general meeting in the manner required, and subject to the requirements set out, in the Listing Rules.

In the circumstances described (a) and (b) above, the Company must send a circular to the Shareholders. The selected participants, his/her associates and all core connected persons of the Company must abstain from voting in favour at such general meeting. The Company must comply with the requirements under Rules 13.40, 13.41 and 13.42 of the Listing Rules.

Vesting of the awarded Shares and performance targets

The respective awarded Shares shall vest on the selected participant in accordance with the applicable vesting schedule as set out in the letter of grant when all the vesting conditions set out therein have been satisfied and/or waived (all of which shall be determined by the Board or the Remuneration Committee in its absolute discretion). The Board or the Remuneration Committee may direct and procure the trustee to release from the trust the awarded Shares to the selected participants by transferring the number of awarded Shares to the selected participants in such manner as determined by the Board or the Remuneration Committee from time to time.

(b) 倘向本公司獨立非執行董事或主要股東(或彼等各自之任何聯繫人)授出任何獎勵股份,將導致根據2023年股份獎勵計劃及本公司採納的其他股份計劃(如有)之條款於截至授出日期(包括該日)止十二個月期間(或聯交所可能不時指定之其他期間)向有關人士授出之所有獎勵股份及購股權(不包括任何失效的獎勵股份及購股權)已發行及將予發行之股份合共超過授出日期已發行股份之0.1%(或聯交所可能不時指定之其他百分比),則進一步授出獎勵股份須於股東大會上按上市規則所規定之方式獲股東批准,並須遵守上市規則所載之規定。

在上文(a)及(b)所述情況下,本公司須向股東寄發通函。選定參與者、其聯繫人及本公司所有核心關連人士須於該股東大會上放棄投贊成票。本公司必須遵守上市規則第13.40、13.41及13.42條的規定。

獎勵股份的歸屬及績效目標

倘授出函件所載的所有歸屬條件已獲達成及/或豁免(均由董事會或薪酬委員會全權酌情決定),各獎勵股份將根據授出函件所載的適用歸屬時間表歸屬於選定參與者。董事會或薪酬委員會可指示及促使受託人透過按董事會或薪酬委員會不時釐定的方式向選定參與者轉讓獎勵股份數目,從信託中發放獎勵股份予選定參與者。

DISCLOSURE OF INTERESTS

權益披露

The Board may at its discretion specify any conditions (including performance targets (if any)) which must be satisfied before the awarded Shares may be vested in the award letter. Such performance targets may include financial targets and management targets which shall be determined based on the (i) individual performance, (ii) performance of the Group and/or (iii) performance of business groups, business units, business lines, functional departments, projects and/or geographical area managed by the selected participants.

Subject to the Listing Rules, the Board or the committee of the Board or person(s) to which the Board delegated its authority may from time to time while the 2023 Share Award Scheme is in force and subject to all applicable laws, determine such vesting criteria and conditions or periods for the award to be vested. The vesting date in respect of any award shall be not less than 12 months from its date of grant, provided that for employees, the vesting date may be less than 12 months from the date of grant (including on the date of grant) in and only in the following circumstances where:

- (a) grants of “make whole” awards to new joiner employee participants to replace share awards such employee participants forfeited when leaving their previous employers;
- (b) grants to an employee participant whose employment is terminated due to death or disability or occurrence of any out of control event. In those circumstances, the vesting of awards may accelerate;
- (c) grants of awards with performance-based vesting conditions, in lieu of time-based vesting criteria;
- (d) grants of awards that are made in batches during a year for administrative and compliance reasons. They may include awards that should have been granted earlier but had to wait for a subsequent batch. In such cases the vesting periods may be shorter to reflect the time for which an award would have been granted;
- (e) grants of awards with a mixed or accelerated vesting schedule such as where the awards vest evenly over a period of 12 months; or
- (f) grants of awards with a total vesting and holding period of more than 12 months.

董事會可酌情於獎勵函件內訂明歸屬獎勵股份前必須達成的任何條件(包括績效目標(如有))。該等績效目標可包括財務目標及管理目標,其將根據(i)個人績效、(ii)本集團績效及/或(iii)選定參與者管理的業務小組、業務單位、業務線、職能部門、項目及/或地理區域的績效釐定。

在上市規則的規限下,於2023年股份獎勵計劃生效及在所有適用法例的規限下,董事會或董事會轄下委員會或董事會授權的人士可不時釐定將予歸屬的獎勵的歸屬標準及條件或期限。任何獎勵的歸屬日期不得少於自授出日期起計12個月,惟就僱員而言,僅在下列情況下,歸屬日期可少於自授出日期起計12個月(包括授出日期):

- (a) 新入職僱員參與者授出「補全」獎勵,以取代該等僱員參與者於離開前僱主時被沒收的股份獎勵;
- (b) 授予因死亡、殘疾或發生失控事件而被終止僱傭的僱員參與者。在該等情況下,可能會加速獎勵的歸屬;
- (c) 獎勵授出與否視乎基於績效的歸屬條件達成情況而定,以取代基於時間的歸屬標準;
- (d) 出於行政和合規原因在一年內分批發放的獎勵。該等獎勵可能包括本應更早授予但不得不於下一批授出的獎勵。在該等情況下,歸屬期可能較短,以反映本應授出獎勵的時間;
- (e) 授出具有混合或加速歸屬時間表的獎勵,使獎勵於12個月期間平均歸屬;或
- (f) 授出總歸屬及持有期超過12個月的獎勵。

Purchase price of awarded Shares

The purchase price of the awarded Shares (if any) shall be such price which shall be determined by the Board from time to time based on considerations such as the prevailing closing price of the Shares (being the average closing market price for the five preceding business days on which the Shares are traded on the Stock Exchange), the purpose of the award and the characteristics and profile of the selected participant. Such room for discretion provides the Board with flexibility to stipulate, if necessary, a purchase price for awarded Shares, while balancing the purpose of the award and the interests of Shareholders.

Remaining life

Subject to early termination, the 2023 Share Award Scheme shall be valid and effective for a term of 10 years commencing from the date of its adoption, being 7 August 2023. As at the date of this interim report, the 2023 Share Award Scheme had a remaining life of approximately 9 years.

Movements of awarded Shares

On 29 May 2023, the Board resolved to award an aggregate of 21,800,000 awarded Shares (the “**2023 Awarded Shares**”) at nil consideration to a total of 16 employee participants, which includes 4 Directors, pursuant to the 2023 Share Award Scheme.

The closing price of the Shares, immediately before the grant date of the 2023 Awarded Shares was HK\$2.62. For the 2023 Awarded Shares, the fair value is recognised as an expense over the period in which the vesting conditions are fulfilled. The total amount to be expensed over the vesting period is determined by reference to the fair value of the 2023 Awarded Shares. A total expense of RMB10,605,000 was recognised for employee services received in respect of the 2023 Share Award Scheme for the six months ended 30 June 2024. For details, please refer to the note 18 headed “Share-based payments” to the interim financial information.

The grant of the 2023 Awarded Shares were made conditional on the Shareholders approving the adoption of the 2023 Share Award Scheme (and for the Directors, approval of independent Shareholders for such grant to them), the relevant ordinary resolution of which was passed at the extraordinary general meeting of the Company held on 7 August 2023. The 2023 Awarded Shares were eventually issued to the trustee on 8 September 2023, and 4,380,000,000 Shares were vested during the Period. Particulars of the movement of the award granted under 2023 Share Award Scheme during the Period are shown in the following table in this section.

獎勵股份購買價

獎勵股份的購買價(如有)將由董事會不時根據股份的現行收市價(即股份於聯交所買賣的前五個營業日的平均收市價)、獎勵的目的以及選定參與者的特徵及概況等考慮因素釐定。這種酌情權為董事會提供了靈活性，在必要時規定獎勵股份的購買價，同時平衡獎勵的目的和股東的利益。

剩餘期限

除非提前終止，否則2023年股份獎勵計劃將自採納日期(即2023年8月7日)起十年內有效及生效。於本中期報告日期，2023年股份獎勵計劃的剩餘期限約為9年。

獎勵股份變動

於2023年5月29日，董事會議決根據2023年股份獎勵計劃無償向合共16名僱員參與者(包括4名董事)獎勵合共21,800,000股獎勵股份(「**2023年獎勵股份**」)。

股份於緊接2023年獎勵股份授出日期前的收市價為2.62港元。就2023年獎勵股份而言，公允價值於歸屬條件達成期間確認為開支。將於歸屬期內支銷的總金額乃參考2023年獎勵股份的公允價值釐定。截至2024年6月30日止六個月，就2023年股份獎勵計劃所獲僱員服務確認開支總額人民幣10,605,000元。有關詳情請參閱中期財務資料附註18「以股份為基礎的付款」。

授出2023年獎勵股份的前提是股東批准採納2023年股份獎勵計劃(而就董事而言，則須經獨立股東批准向彼等授出有關股份)，有關普通決議案已於本公司於2023年8月7日舉行的股東特別大會上通過。2023年獎勵股份最終於2023年9月8日發行予受託人，本期間已歸屬4,380,000,000股。有關2023年股份獎勵計劃項下授予之獎勵波動的詳情列示於本節下方表格。

DISCLOSURE OF INTERESTS

權益披露

The 2023 Awarded Shares are subject to the satisfaction of the vesting criteria and conditions as set out in the table below. These also include performance targets. The Company has established an appraisal mechanism to evaluate the performance of each Selected Participant. Each Selected Participant will be continually assessed throughout his/her employment. The performance targets of the 2023 Awarded Shares are individualized based on the job nature and job positions of each Selected Participant and the projected market and business conditions. The performance targets of the 2023 Awarded Shares include (among others) the Company achieving satisfactory revenue, gross profit, net profit, gross floor area under management or other internal performance metrics during the vesting period of the 2023 Awarded Shares. Shortly prior to each vesting date, the Board will determine whether the relevant grantee has met his/her performance targets for the relevant one-year period prior to the vesting date. In assessing whether such performance targets have been satisfactorily met, the Board and Remuneration Committee will focus on the growth and reputation of the Group, its industry ranking, as well as benchmarking of such key performance metrics against comparable companies in the same industry and/or with a listing on the Stock Exchange or a comparable and recognized stock exchange.

Subject to fulfillment of all such vesting criteria and conditions, the 2023 Awarded Shares shall be transferred from the trustee to the selected participants upon expiry of the respective vesting period.

2023年獎勵股份須待下表所載歸屬標準及條件達成後方可作實。其中亦包括業績目標。本公司已建立評估機制，以評估每名選定參與者的表現。每名選定參與者將在整個僱傭期間接受持續評估。2023年獎勵股份的績效目標乃根據每名選定參與者的工作性質及職位以及預期市場及業務狀況而個別化。2023年獎勵股份的績效目標包括(其中包括)本公司於2023年獎勵股份歸屬期間實現理想收入、毛利、純利、在管總建築面積或其他內部業績指標。於各歸屬日期前不久，董事會將釐定相關承授人於歸屬日期前相關一年期間是否已達致其業績目標。於評估是否已達成該等理想的業績目標時，董事會及薪酬委員會將專注於本集團的增長及聲譽、其行業排名，以及將該等關鍵績效指標與同行業可資比較公司及／或於聯交所或可資比較及認可證券交易所上市的公司進行比較。

待所有該等歸屬標準及條件達成後，2023年獎勵股份將於各歸屬期屆滿時由受託人轉讓予選定參與者。

Movement of the 2023 Awarded Shares during the Period was as follows: 2023年獎勵股份於期內的變動如下：

Selected participants	Date of grant ⁽³⁾	Vesting period	Number of Awarded Shares				Unvested as at 30 June 2024
			Unvested as at 1 January 2024	Granted during the Period	Vested during the Period	Lapsed/cancelled during the Period	
選定參與者	授出日期 ⁽³⁾	歸屬期	於2024年1月1日未歸屬	期內授出	期內歸屬	期內失效/註銷	於2024年6月30日未歸屬
Directors							
董事							
— Mr. Wang Jun	29 May 2023	— 30%: 12 months from the date of grant (i.e. 29 May 2024) — 30%: 24 months from the date of grant (i.e. 29 May 2025) — 40%: 12 months from the date of grant (i.e. 29 May 2026)	6,000,000	—	(1,800,000)	—	4,200,000
— 王俊先生	2023年5月29日	— 30%：自授出日期起計12個月（即2024年5月29日） — 30%：自授出日期起計24個月（即2025年5月29日） — 40%：自授出日期起計12個月（即2026年5月29日）					
— Mr. Shi Shushan	29 May 2023	— 30%: 12 months from the date of grant (i.e. 29 May 2024) — 30%: 24 months from the date of grant (i.e. 29 May 2025) — 40%: 12 months from the date of grant (i.e. 29 May 2026)	3,000,000	—	(900,000)	—	2,100,000
— 史書山先生	2023年5月29日	— 30%：自授出日期起計12個月（即2024年5月29日） — 30%：自授出日期起計24個月（即2025年5月29日） — 40%：自授出日期起計12個月（即2026年5月29日）					

DISCLOSURE OF INTERESTS

權益披露

Selected participants	Date of grant ⁽³⁾	Vesting period	Number of Awarded Shares				
			Unvested as at 1 January 2024 於2024年1月1日未歸屬	Granted during the Period 期內授出	Vested during the Period 期內歸屬	Lapsed/cancelled during the Period 期內失效/註銷	Unvested as at 30 June 2024 於2024年6月30日未歸屬
— Ms. Wu Lam Li	29 May 2023	— 30%: 12 months from the date of grant (i.e. 29 May 2024) — 30%: 24 months from the date of grant (i.e. 29 May 2025) — 40%: 12 months from the date of grant (i.e. 29 May 2026)	1,500,000	—	—	—	1,500,000
— 李琳女士	2023年5月29日	— 30%: 自授出日期起計12個月(即2024年5月29日) — 30%: 自授出日期起計24個月(即2025年5月29日) — 40%: 自授出日期起計12個月(即2026年5月29日)					
— Ms. Dai Jiling	29 May 2023	— 30%: 12 months from the date of grant (i.e. 29 May 2024) — 30%: 24 months from the date of grant (i.e. 29 May 2025) — 40%: 12 months from the date of grant (i.e. 29 May 2026)	1,000,000	—	—	—	1,000,000
— 代紀玲女士	2023年5月29日	— 30%: 自授出日期起計12個月(即2024年5月29日) — 30%: 自授出日期起計24個月(即2025年5月29日) — 40%: 自授出日期起計12個月(即2026年5月29日)					
Other employee participants (not being Directors or chief executive of the Company)	29 May 2023	— 30%: 12 months from the date of grant (i.e. 29 May 2024) — 30%: 24 months from the date of grant (i.e. 29 May 2025) — 40%: 12 months from the date of grant (i.e. 29 May 2026)	10,300,000	—	(1,680,000)	—	8,620,000
其他僱員參與者 (非本公司董事 或主要行政人員)	2023年5月29日	— 30%: 自授出日期起計12個月(即2024年5月29日) — 30%: 自授出日期起計24個月(即2025年5月29日) — 40%: 自授出日期起計12個月(即2026年5月29日)					
Total			21,800,000	—	(4,380,000)		17,420,000
總計							

Notes:

1. Save as disclosed above, there is no any other information required to be disclosed pursuant to Rule 17.07 of the Listing Rules.
2. The purchase price of all awarded Shares set out in the table above is nil.
3. All conditional grants to the Directors set out in the table above were made on 29 May 2023 and became unconditional on 7 August 2023.
4. None of the grants set out in the table above were in excess of the 1% individual limit under Chapter 17 of the Listing Rules. Further, the 2023 Share Award Scheme is not available to any related entity or service provider.
5. The number of Shares available for grant under the scheme mandate limit as at 1 January 2024 and as at 30 June 2024 each of which was 106,072,600 Shares.
6. The number of shares that may be issued in respect of options and awards granted under all share schemes of the Company during the Period divided by the weighted average number of shares in issue for the Period is 1.71%.

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 2024, 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 of the Company or its associated corporations", "Share Option Schemes" and "Share Award 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:

附註：

1. 除上文所披露者外，概無任何其他資料須根據上市規則第17.07條予以披露。
2. 上表所載所有獎勵股份的購買價為零。
3. 上表所載所有對董事的有條件授出均於2023年5月29日作出並於2023年8月7日成為無條件。
4. 上表所載授出概無超出上市規則第17章項下1%的個人限額。此外，2023年股份獎勵計劃不適用於任何相關實體或服務提供商。
5. 於2024年1月1日及於2024年6月30日，根據計劃授權限額可供授出的股份數目均為106,072,600股。
6. 期內根據本公司所有股份計劃授出的購股權及獎勵可能發行的股份數目除以期內已發行股份的加權平均數為1.71%。

主要股東於本公司股本之權益

於2024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本公司或其相聯法團的股份、相關股份或債券中的權益及淡倉」、「購股權計劃」及「股份獎勵計劃」等章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：

DISCLOSURE OF INTERESTS 權益披露

Long positions in the Shares

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 ¹
股東姓名／名稱	身份及權益性質	所持股份數目	權益佔本公司已發行股本的概約百分比 ¹
Mr. Wu Po Sum 胡葆森先生	Interest in a controlled corporation 受控法團權益	848,092,944	65.21%
Enjoy Start Limited 創怡有限公司	Beneficial owner 實益擁有人	848,092,944	65.21%
Ms. Wu Lam Li 李琳女士	Interest of a spouse 配偶權益	848,092,944	65.21%
Gaoling Fund, L.P.	Beneficial owner 實益擁有人	84,857,000	6.52%
Hillhouse Capital Advisors, Ltd.	Interest in a controlled corporation 受控法團權益	84,867,000	6.53%

Notes:

- (1) The approximate percentage of the interest in the Company's issued share capital is based on a total of 1,300,526,000 Shares of the Company in issue as at 30 June 2024.
- (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.
- (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..

附註：

- (1) 權益佔本公司已發行股本的概約百分比按於2024年6月30日本公司已發行股份總數1,300,526,000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。
- (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。

Save as disclosed above, as at 30 June 2024, 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.

除上文所披露者外，於2024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 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 Period, the Company had 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 C1 to the Listing Rules.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the “**Model Code**”) in Appendix C3 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 Period.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES OF THE COMPANY

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

CHANGES OF INFORMATION IN RESPECT OF DIRECTORS

In accordance with Rule 13.51B(1) of the Listing Rules, the changes in information required to be disclosed by Directors pursuant to paragraphs (a) to (e) and (g) of Rule 13.51(2) of the Listing Rules are set out below:

- (1) Ms. Wu Lam Li resigned as the non-executive Director, with effect from 19 June 2024.
- (2) Mr. Shi Shushan resigned as the chief executive officer, with effect from 16 August 2024.
- (3) Ms. Dai Jiling was re-designated as an executive Director and appointed as a chief executive officer, with effect from 16 August 2024.

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。於本期間，本公司一直遵守上市規則附錄C1《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。

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C3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本期間一直遵守《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，本公司或其任何附屬公司概無購買、出售或贖回本公司任何上市證券。

董事資料變更

根據上市規則第13.51B(1)條，董事根據上市規則第13.51(2)條第(a)至(e)及(g)段須予披露的資料變動載列如下：

- (1) 李琳女士辭任非執行董事，自2024年6月19日起生效。
- (2) 史書山先生辭任首席執行官，自2024年8月16日起生效。
- (3) 代紀玲女士調任為執行董事並獲委任為首席執行官，自2024年8月16日起生效。

CORPORATE GOVERNANCE AND OTHER INFORMATION

企業管治及其他資料

CHANGES SUBSEQUENT TO 30 JUNE 2024

There were no other significant changes in the Group's financial position or from the information for the six months ended 30 June 2024 disclosed under the Management Discussion and Analysis section in the interim report of the Company for the six months ended 30 June 2024. The audit committee has agreed with the management of the Company on the interim results of the Group for the Period.

REVIEW OF INTERIM RESULTS BY AUDIT COMMITTEE

The audit committee of the Company has discussed with the management 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 2024. The audit committee of the Company has agreed with the management of the Company the interim results of the Group for the Period.

EVENTS AFTER THE REPORTING PERIOD

There are no significant events of the Group subsequent to 30 June 2024 which would materially affect the Group's operating and financial performance as of the date of this report.

INTERIM DIVIDEND

The Board resolved to recommend the declaration and payment of an interim dividend (the "**Interim Dividend**") of HK10.59 cents per share for the six months ended 30 June 2024 (the corresponding period in 2023: HK8.71 cents per share), which will be paid out of the Company's share premium account. The Interim Dividend is proposed to be paid on or around Tuesday, 24 September 2024 to the shareholders of the Company whose names appear on the register of members of the Company at the close of business on Thursday, 12 September 2024.

2024年6月30日後的變動

本集團的財務狀況或本公司於截至2024年6月30日止六個月中期報告之管理層討論及分析章節所披露截至2024年6月30日止六個月的資料均無其他重大轉變。審核委員會已與本公司管理層議定本集團於本期間的中期業績。

審核委員會審閱中期業績

本公司審核委員會已與管理層討論本集團採納的會計原則及政策，並已審閱本集團截至2024年6月30日止六個月的未經審核中期綜合財務報表。本公司審核委員會已與本公司管理層議定本集團於本期間的中期業績。

報告期後事件

本集團概無於2024年6月30日後發生的重大事件會對本集團於本報告日期的營運及財務表現造成嚴重影響。

中期股息

董事會已議決建議宣派及派付截至2024年6月30日止六個月的中期股息（「**中期股息**」）每股10.59港仙（2023年同期：每股8.71港仙），中期股息將以本公司股份溢價賬支付。中期股息擬於2024年9月24日（星期二）或前後向於2024年9月12日（星期四）營業時間結束時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 purposes of determining the entitlement of the shareholders of the Company to the proposed Interim Dividend, the register of members of the Company will be closed from Tuesday, 10 September 2024 to Thursday, 12 September 2024 (both days inclusive), which no transfer of shares will be registered. 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, Wanchai, Hong Kong, no later than 4:30 p.m. on Monday, 9 September 2024 for registration. The Interim Dividend will be paid on or around Tuesday, 24 September 2024.

暫停辦理股份過戶登記

為釐定本公司股東享有建議中期股息的資格，本公司將於2024年9月10日(星期二)至2024年9月12日(星期四)(包括首尾兩日)暫停股份過戶登記，期間概不受理任何股份過戶手續。所有填妥的股份過戶表格，連同相關股票須於2024年9月9日(星期一)下午四時三十分前送交本公司的香港股份過戶登記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室。中期股息將於2024年9月24日(星期二)或前後支付。

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	
		2024	2023
		2024年	2023年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
	Note		
	附註		
Revenue	5	1,482,932	1,353,267
Cost of sales	9	(1,145,083)	(973,613)
Gross profit		337,849	379,654
Selling and marketing expenses	9	(9,538)	(9,254)
Administrative expenses	9	(97,730)	(81,584)
Net impairment losses on financial assets		(49,144)	(641,228)
Other income	6	3,164	14,704
Other losses — net	7	(3,626)	(24,200)
Operating profit/(loss)		180,975	(361,908)
Finance cost — net	8	(625)	(76)
Share of post-tax profit of associates accounted for using the equity method		(9)	201
Profit/(loss) before income tax		180,341	(361,783)
Income tax (expenses)/credit	10	(71,162)	62,931
Profit/(loss) for the period		109,179	(298,852)
Profit/(loss) for the period attributable to:	以下各方應佔期內溢利/ (虧損)：		
— Shareholders of the Company	— 本公司股東	103,394	(299,610)
— Non-controlling interests	— 非控股權益	5,785	758
		109,179	(298,852)

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	
		2024	2023
		2024年	2023年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Other comprehensive income for the period, net of tax	期內其他全面收益 (扣除稅項)		
Items that may be reclassified to profit or loss	可能重新分類至損益的項目		
— Currency translation differences	— 貨幣換算差額	(1,200)	4,925
		107,979	(293,927)
Total comprehensive income for the period attributable to:	以下各方應佔期內全面收益總額：		
— Shareholders of the Company	— 本公司股東	102,194	(294,685)
— Non-controlling interests	— 非控股權益	5,785	758
		107,979	(293,927)
Earnings/(loss) per share for profit/(loss) attributable to the shareholders of the Company (expressed in RMB per share)	本公司股東應佔溢利/(虧損)的每股盈利/(虧損) (以每股人民幣元呈列)		
— Basic earnings/(loss) per share	— 每股基本盈利/(虧損)	11	0.08
— Diluted earnings/(loss) per share	— 每股攤薄盈利/(虧損)	11	0.08

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 2024 於2024年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	As at 31 December 2023 於2023年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Assets	資產			
Non-current assets	非流動資產			
Investment in associates	於聯營公司的投資		4,756	4,765
Property, plant and equipment	物業、廠房及設備	12	61,041	52,419
Intangible assets	無形資產	13	241,581	251,893
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	15	-	3,835
Other receivables and prepayments	其他應收款項及預付款項	14	52,199	50,359
Deferred income tax assets	遞延所得稅資產		342,894	327,685
			702,471	690,956
Current assets	流動資產			
Inventories	存貨		9,263	12,691
Contract assets	合約資產		12,113	13,200
Trade and other receivables and prepayments	貿易及其他應收款項以及預付款項	14	2,623,027	2,465,991
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	15	42,780	40,547
Restricted cash	受限制現金		5,285	7,137
Cash and cash equivalents	現金及現金等價物		2,042,342	1,620,556
			4,734,810	4,160,122
Total assets	資產總值		5,437,281	4,851,078
Equity	權益			
Equity attributable to the shareholders of the Company	本公司股東應佔權益			
Share capital	股本	16	11,538	11,538
Other reserves	其他儲備	17	681,954	958,607
Retained earnings	保留盈利		1,188,032	1,084,638
			1,881,524	2,054,783
Non-controlling interests	非控股權益		111,568	107,566
Total equity	權益總額		1,993,092	2,162,349

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 2024 於2024年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	As at 31 December 2023 於2023年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Liabilities	負債			
Non-current liabilities	非流動負債			
Borrowings	借款	19	52,000	27,000
Other payables	其他應付款項	20	1,181	1,273
Lease liabilities	租賃負債		11,311	9,899
Contract liabilities	合約負債		356,689	67,104
Deferred income tax liabilities	遞延所得稅負債		31,740	33,522
			452,921	138,798
Current liabilities	流動負債			
Borrowings	借款	19	-	25,000
Trade and other payables	貿易及其他應付款項	20	1,669,563	1,384,284
Lease liabilities	租賃負債		8,435	5,945
Contract liabilities	合約負債		954,163	758,678
Current income tax liabilities	即期所得稅負債		359,107	376,024
			2,991,268	2,549,931
Total liabilities	負債總額		3,444,189	2,688,729
Total equity and liabilities	權益及負債總額		5,437,281	4,851,078

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。

The financial statements on pages 54 to 100 were approved by the board of directors of the Company on 26 August 2024 and were signed on its behalf.

第54至第100頁所載的財務報表已於2024年8月26日獲得本公司董事會批准，並由其代表簽署。

Wang Jun
王俊
Director
董事

Dai Jiling
代紀玲
Director
董事

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 the shareholders of the Company 本公司股東應佔				Non-controlling interests 非控股權益 RMB'000 人民幣千元	Total equity 權益總額 RMB'000 人民幣千元	
		Note 附註	Share capital 股本 RMB'000 人民幣千元 (Note 16) (附註 16)	Other reserves 其他儲備 RMB'000 人民幣千元 (Note 17) (附註 17)	Retained earnings 保留盈利 RMB'000 人民幣千元			Total 總計 RMB'000 人民幣千元
Balance at 1 January 2024 (Audited)	於2024年1月1日的結餘 (經審核)		11,538	958,607	1,084,638	2,054,783	107,566	2,162,349
Total comprehensive income for the period (Unaudited)	期內全面收益總額 (未經審核)							
Profit for the period	期內利潤		-	-	103,394	103,394	5,785	109,179
Other comprehensive income for the period	期內其他全面收益		-	(1,200)	-	(1,200)	-	(1,200)
			-	(1,200)	103,394	102,194	5,785	107,979
Transactions with shareholders of the Company (Unaudited)	與本公司股東的交易 (未經審核)							
Share award scheme — value of employee services	股份獎勵計劃 — 僱員服務價值	18	-	10,605	-	10,605	-	10,605
Dividend distribution to non-controlling interests	向非控股權益分派股息		-	-	-	-	(1,783)	(1,783)
Dividend distribution to shareholders	向股東分派股息	21	-	(286,058)	-	(286,058)	-	(286,058)
Balance at 30 June 2024 (Unaudited)	於2024年6月30日的結餘 (未經審核)		11,538	681,954	1,188,032	1,881,524	111,568	1,993,092
Balance at 1 January 2023 (Audited)	於2023年1月1日的結餘 (經審核)		11,337	1,238,079	1,693,148	2,942,564	116,555	3,059,119
Total comprehensive income for the period (Unaudited)	期內全面收益總額 (未經審核)							
(Loss)/profit for the period	期內(虧損)/利潤		-	-	(299,610)	(299,610)	758	(298,852)
Other comprehensive income for the period	期內其他全面收益		-	4,925	-	4,925	-	4,925
			-	4,925	(299,610)	(294,685)	758	(293,927)
Transactions with shareholders of the Company (Unaudited)	與本公司股東的交易 (未經審核)							
Repurchase of shares of the Company	本公司購回股份	16(a)	-	(2,933)	-	(2,933)	-	(2,933)
Share award scheme — value of employee services	股份獎勵計劃 — 僱員服務價值	18	-	2,593	-	2,593	-	2,593
Disposal of a subsidiary	出售附屬公司		-	-	-	-	(368)	(368)
Capital contribution from non-controlling interests	非控股權益注資		-	-	-	-	50	50
Dividend distribution to non-controlling interests	向非控股權益分派股息		-	-	-	-	(3,437)	(3,437)
Dividend distribution to shareholders	向股東分派股息	21	-	(223,172)	-	(223,172)	-	(223,172)
Balance at 30 June 2023 (Unaudited)	於2023年6月30日的結餘 (未經審核)		11,337	1,019,492	1,393,538	2,424,367	113,558	2,537,925

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	
		2024	2023
		2024年	2023年
Note		RMB'000	RMB'000
附註		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Cash flows from operating activities	經營活動所得現金流量		
Cash generated from/(used in) operations	經營所得/(所用)現金	533,701	(255,281)
Income tax paid	已付所得稅	(105,070)	(16,344)
Net cash generated from/(used) in operating activities	經營活動所得/(所用)現金淨額	428,631	(271,625)
Cash flows from investing activities	投資活動所得現金流量		
Purchase of property, plant and equipment	購買物業、廠房及設備	(3,642)	(7,228)
Purchase of intangible assets	購買無形資產	(54)	-
Proceeds from disposal of property, plant and equipment	出售物業、廠房及設備的所得款項	316	364
Proceeds from disposal of a subsidiary	出售一間附屬公司所得款項	-	255
Repayments of loans from third parties	第三方歸還貸款	-	22,040
Interest received on loans to third parties	就向第三方提供貸款收取的利息	1,495	2,793
Net cash (used in)/generated from investing activities	投資活動(所用)/所得現金淨額	(1,885)	18,224

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	
		2024	2023
		2024年	2023年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Cash flows from financing activities	融資活動所得現金流量		
Repurchase of shares of the Company	本公司購回股份	16(a) -	(2,933)
Interest paid	已付利息	(1,567)	(3,100)
Principal elements of lease payments	租賃付款的本金部分	(387)	(5,046)
Repayments of bank borrowings	償還銀行借款	-	(22,000)
Dividends paid to shareholders	已付股東股息	-	(223,172)
Dividends paid to non-controlling interests	已付非控股權益的股息	(1,783)	(3,437)
Net cash used in financing activities	融資活動所用現金淨額	(3,737)	(259,688)
Net increase in cash and cash equivalents	現金及現金等價物增加淨額	423,009	(513,089)
Cash and cash equivalents at beginning of the period	期初現金及現金等價物	1,620,556	2,049,079
Effects of exchange rate changes on cash and cash equivalents	現金及現金等價物的匯率變動的影響	(1,223)	2,333
Cash and cash equivalents at the end of the period	期末現金及現金等價物	2,042,342	1,538,323

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 (the “Stock Exchange”) on 15 May 2020.

The Company is an investment holding company. The Company and its subsidiaries (together, the “Group”) are principally engaged in provision of property management services, community value-added services and value-added services to non-property owners in the People’s Republic of China (the “PRC”). The controlling shareholders of the Company are Mr. Wu Po Sum (“Mr. Wu”) and Enjoy Start Limited (“Enjoy Start”), a company incorporated under the laws of British Virgin Islands (“BVI”), which is wholly owned by Mr. Wu.

The interim condensed consolidated balance sheet as at 30 June 2024, 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 material 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 26 August 2024.

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

This interim condensed consolidated financial information has not been audited.

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日在香港聯合交易所有限公司(「聯交所」)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」)從事提供物業管理服務、社區增值服務及非業主增值服務。本公司的控股股東為胡葆森先生(「胡先生」)及創怡有限公司(「創怡」，一家根據英屬維爾京群島法例註冊成立的公司，由胡先生全資擁有)。

本集團於2024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2024年8月26日獲本公司董事會(「董事會」)批准刊發。

除另有說明外，中期財務資料均以人民幣(「人民幣」)呈列。

本中期簡明綜合財務資料未經審核。

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)

2 BASIS OF PREPARATION

This Interim Financial Information for the six months ended 30 June 2024 has been prepared in accordance with Hong Kong Accounting Standard 34 “Interim Financial Reporting”.

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 report of the Group for the year ended 31 December 2023 and any public announcements made by the Company during the interim reporting period.

3 MATERIAL ACCOUNTING POLICIES

The accounting policies adopted are consistent with those of the previous financial year and corresponding interim reporting period, except 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 current reporting period commencing 1 January 2024 and there was no material impact on the Group.

- Classification of Liabilities as Current or Non-current and Non-current Liabilities with Covenants — Amendments to HKAS 1
- Presentation of Financial Statements — Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause — Hong Kong Interpretation 5 (Revised)

2 編製基準

截至2024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2023年12月31日止年度的年度報告以及本公司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訂及經修訂準則除外。

(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

本集團已於2024年1月1日開始的本報告期間首次採用以下準則及修訂本，且對本集團並無重大影響。

- 負債分類為流動或非流動及具契諾之非流動負債—香港會計準則第1號（修訂本）
- 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—香港詮釋第5號（經修訂）

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3 MATERIAL ACCOUNTING POLICIES

(Continued)

(b) New and amended standards adopted by the Group (Continued)

- Lease Liability in Sale and Leaseback — Amendments to HKFRS 16
- Supplier Finance Arrangements — Amendments to HKAS 7 and HKFRS 7

(c) New and amendments to existing standards have been issued but are not effective for the financial year beginning on 1 January 2024 and have not been early adopted by the Group

3 重大會計政策 (續)

(b) 本集團採納的新訂及經修訂準則(續)

- 售後租回的租賃負債—香港財務報告準則第16號(修訂本)
- 供應商融資安排—香港會計準則第7號及香港財務報告準則第7號(修訂本)

(c) 新準則及現有準則的修訂本已獲頒佈，惟自2024年1月1日起的財政年度尚未生效且未獲本集團提早採納

		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
Amendments to HKAS 21 香港會計準則第21號(修訂本)	Lack of Exchangeability 缺乏可兌換性	1 January 2025 2025年1月1日
Amendments to HKFRS 10 and HKAS 28 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。

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4 SEGMENT INFORMATION

Management has determined the operating segments based on the reports reviewed by the chief operating decision-maker (“CODM”) of the Company. 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.

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

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 2024, substantially all of the non-current assets of the Group were located in the PRC. Therefore, no geographical segments are presented.

4 分部資料

管理層已根據本公司主要經營決策者（「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。

截至2024年及2023年6月30日止六個月，本集團於中國主要從事提供物業管理服務、社區增值服務及非業主增值服務。主要經營決策者整體審閱綜合業務的經營業績，以決定將予分配的資源。因此，主要經營決策者認為僅有一個可呈報分部用於作出策略性決策。

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2024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。

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5 REVENUE

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:

5 收入

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入：

		Six months ended 30 June	
		截至6月30日止六個月	
		2024	2023
		2024年	2023年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Property management and related services	物業管理及相關服務	1,228,345	1,041,819
Sales of goods	貨品銷售	154,229	118,960
Installation and decoration services	安裝及裝修服務	52,769	111,643
Commercial property management and consultation services income	商業資產管理及諮詢服務收入	21,544	54,227
Commission income	佣金收入	13,375	9,758
Others	其他	12,670	16,860
		1,482,932	1,353,267
Timing of revenue recognition	收入確認時間		
— over time	— 隨時間推移	1,253,294	1,173,984
— at a point in time	— 於某一時間點	229,638	179,283
		1,482,932	1,353,267

For the six months ended 30 June 2024, the Group has a large number of customers, none of whom contributed 10% or more of the Group's revenue. For the six months ended 30 June 2023, revenues from CCRE Group contributed 11% 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2024年6月30日止六個月，本集團擁有大量客戶，其中概無任何客戶貢獻收入佔本集團收入的10%或以上。截至2023年6月30日止六個月，來自建業集團的收入分別佔本集團收入的11%。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。

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(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)

6 OTHER INCOME

6 其他收入

		Six months ended 30 June	
		截至6月30日止六個月	
		2024	2023
		2024年	2023年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Interests income from loans to third parties	向第三方提供貸款的利息收入		
(Note (a))	(附註(a))	2,431	2,708
Government grants (Note (b))	政府補助(附註(b))	711	9,375
Value-added tax deductible (Note (c))	可抵扣增值稅(附註(c))	22	2,621
		3,164	14,704

(a) Represented interests income charged to third parties for loans carrying interest rates from 8.28% to 12% per annum during the six months ended 30 June 2024 (30 June 2023: 5.60% to 12%).

(b) Government grants mainly consisted of financial subsidies granted by local governments. There are no unfulfilled conditions or other contingencies attached to the government grant recognised during the six months ended 30 June 2024.

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

(a) 指截至2024年6月30日止六個月向第三方收取的貸款利息收入，該貸款按年利率8.28%至12%計息(2023年6月30日：5.60%至12%)。

(b) 政府補助主要包括地方政府授予的財政補貼。在截至2024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。

(c) 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。

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7 OTHER LOSSES — NET

7 其他虧損淨額

		Six months ended 30 June	
		截至6月30日止六個月	
		2024	2023
		2024年	2023年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Net fair value losses on financial assets at FVPL	以公允價值計量並計入損益的金融資產的公允價值虧損淨額	(1,622)	(18,997)
Gains/(losses) on disposal of property, plant and equipment (including right-of-use assets)	出售物業、廠房及設備(包括使用權資產)的收益/(虧損)	85	(542)
Others	其他	(2,089)	(4,661)
		(3,626)	(24,200)

8 FINANCE COST — NET

8 融資成本淨額

		Six months ended 30 June	
		截至6月30日止六個月	
		2024	2023
		2024年	2023年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Finance income	融資收入		
Interest income from bank deposits	銀行存款利息收入	2,147	3,823
Finance cost	融資成本		
Interest expenses of borrowings	借款利息開支	(2,365)	(2,791)
Interest expenses of lease liabilities	租賃負債利息開支	(373)	(309)
Interest expenses on discount of long-term payables	長期應付款項貼現的利息開支	(34)	(799)
		(2,772)	(3,899)
Finance cost — net	融資成本淨額	(625)	(76)

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9 EXPENSES BY NATURE

9 按性質劃分的開支

		Six months ended 30 June	
		截至6月30日止六個月	
		2024	2023
		2024年	2023年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Employee benefit expenses	僱員福利開支	301,848	266,414
Greening and cleaning expenses	綠化及清潔開支	250,216	189,601
Security charges	安保費	222,193	199,594
Cost of goods sold	銷貨成本	152,245	110,012
Utilities	公用事業費	102,736	92,514
Installation and decoration costs	安裝及裝修成本	67,700	83,030
Maintenance costs	保養成本	52,791	42,064
Professional service fees	專業服務費	22,056	7,569
Depreciation and amortisation charges	折舊及攤銷費	20,927	27,374
Office expenses	辦公開支	7,191	9,166
Taxes and other levies	稅項及其他徵費	7,175	4,081
Outsourcing labor costs	勞務外包費	6,713	7,181
Community activities costs	社區活動費用	5,113	3,577
Traveling and entertainment expenses	差旅及招待開支	5,036	6,810
Outsourcing tourism services costs	旅遊服務外包成本	1,775	786
Promotion expenses	推廣費用	293	2,104
Others	其他	26,343	12,574
		1,252,351	1,064,451

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10 INCOME TAX EXPENSE/(CREDIT)

Overseas income tax

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 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

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 2024 and 2023.

PRC withholding income tax

According to the Corporate Income Tax Law of the PRC (the "CIT Law"), starting from 1 January 2008, a withholding tax of 10% will be levied on the immediate holding companies outside the PRC when their PRC subsidiaries declare dividend out of profits earned after 1 January 2008. A lower of 5% withholding tax rate may be applied when the immediate holding companies of the PRC subsidiaries are established in Hong Kong and fulfil requirements under the tax treaty arrangements between the PRC and Hong Kong.

For the six months ended 30 June 2024, the immediate holding company of the PRC subsidiaries of the Group became qualified as Hong Kong resident enterprises and has been fulfilling the requirements under the tax treaty arrangements between the PRC and Hong Kong. Therefore 5% withholding tax rate has been applied.

10 所得稅開支／(抵免)

海外所得稅

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

香港利得稅稅率為16.5%。截至2024年及2023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。

中國預扣所得稅

根據中國企業所得稅法（「企業所得稅法」），自2008年1月1日起，當中國境外的直接控股公司的中國附屬公司宣派自2008年1月1日後賺取的利潤之股息時，將向其徵收10%的預扣稅。倘中國附屬公司的直接控股公司於香港成立並符合中國與香港之間的稅務條約安排之規定，則可應用較低的5%預扣稅率。

截至2024年6月30日止六個月，本集團中國附屬公司的直接控股公司成為合資格的香港居民企業，並一直符合中國與香港之間的稅務條約安排之規定。因此，已應用5%的預扣稅率。

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10 INCOME TAX EXPENSES/(CREDIT)

(Continued)

PRC corporate income tax

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.

The general corporate income tax rate in the PRC is 25% according to the CIT Law effective on 1 January 2008. Henan Aiou Electronic Technology Co., Ltd. was qualified as “High and New Technology Enterprises” (“HNTE”) in 2018 and renewed in 2021. Jiyuan City Zhongbang Environmental Sanitation Co., Ltd. was qualified as HNTE in 2019 and renewed in 2022. Henan One Family Network Technology Co., Ltd. and Song Yun (Beijing) Information Service Co., Ltd. were qualified as HNTE in 2019 and renewed in 2022. 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% of their taxable income.

10 所得稅開支／(抵免)(續)

中國企業所得稅

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。

根據於2008年1月1日生效之企業所得稅法，中國一般企業所得稅率為25%。河南艾歐電子科技有限公司於2018年獲得「高新技術企業」資格並於2021年重續該資格。濟源市眾幫環境保潔有限公司於2019年獲得「高新技術企業」資格，並於2022年更新資格。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2019年獲得「高新技術企業」資格，並於2022年更新資格。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%計稅。

		Six months ended 30 June	
		截至6月30日止六個月	
		2024	2023
		2024年	2023年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Current income tax	即期所得稅		
— PRC corporate income tax	— 中國企業所得稅	68,210	73,994
— PRC withholding income tax	— 中國預扣所得稅	20,000	3,050
Deferred income tax	遞延所得稅		
— PRC corporate income tax	— 中國企業所得稅	(17,048)	(139,975)
		71,162	(62,931)

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所得稅開支。

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11 EARNINGS/(LOSS) PER SHARE

(a) Basic earnings/(loss) per share

The basic earnings/(loss) per share is calculated by dividing the profit/(loss) attributable to the shareholders of the Company by the weighted average number of ordinary shares in issue during the six months period ended 30 June 2024 and 2023 (excluding treasury shares).

11 每股盈利／(虧損)

(a) 每股基本盈利／(虧損)

截至2024年及2023年6月30日止六個月，每股基本盈利／(虧損)按本公司股東應佔利潤／(虧損)除以已發行普通股加權平均數計算(不包括庫存股份)。

		Six months ended 30 June	
		截至6月30日止六個月	
		2024	2023
		2024年	2023年
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Profit/(loss) attributable to the shareholders of the Company (RMB'000)	本公司股東應佔利潤／ (虧損)(人民幣千元)	103,394	(299,610)
Weighted average number of ordinary shares in issue (in thousands)	已發行普通股的 加權平均數(千股)	1,278,246	1,278,346
Basic earnings/(loss) 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／(虧損) (以每股人民幣元呈列)	0.08	(0.23)

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(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 EARNINGS/(LOSS) PER SHARE (Continued)

(b) Diluted earnings/(loss) per share

Diluted earnings/(loss) 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.

11 每股盈利／(虧損)(續)

(b) 每股攤薄盈利／(虧損)

每股攤薄盈利／(虧損)乃假設已轉換本公司授出購股權產生的所有具攤薄潛力的普通股後，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	
		2024	2023
		2024 年	2023 年
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Profit/(loss) attributable to the shareholders of the Company (RMB'000)	本公司股東應佔利潤／ (虧損)(人民幣千元)	103,394	(299,610)
Weighted average number of ordinary shares in issue (in thousands)	已發行普通股的 加權平均數(千股)	1,278,246	1,278,346
Adjustments for share options (in thousands)	就購股權進行調整 (千股)	359	-
Weighted average number of ordinary shares for the calculation of diluted earnings per share (in thousands)	計算每股攤薄盈利的 普通股的加權平均數 (千股)	1,278,605	1,278,346
Diluted earnings/(loss) 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 攤薄盈利／(虧損) (以每股人民幣元呈列)	0.08	(0.23)

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(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 PROPERTY, PLANT AND EQUIPMENT

12 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 總計 RMB'000 人民幣千元
As at 31 December 2023 (Audited)	於2023年12月31日(經審核)					
Cost	成本	67,556	26,484	17,053	88,224	199,317
Accumulated depreciation	累計折舊	(55,200)	(15,380)	(10,715)	(65,603)	(146,898)
Net book amount	賬面淨值	12,356	11,104	6,338	22,621	52,419
Period ended 30 June 2024 (Unaudited)	截至2024年6月30日止期間(未經審核)					
Opening net book amount	期初賬面淨值	12,356	11,104	6,338	22,621	52,419
Additions	添置	1,130	828	1,684	20,579	24,221
Disposals	出售	(209)	(81)	(16)	(4,730)	(5,036)
Currency translation	貨幣匯兌	-	-	-	(2)	(2)
Depreciation charge	折舊費用	(3,587)	(1,942)	(1,463)	(3,569)	(10,561)
Closing net book amount	期末賬面淨值	9,690	9,909	6,543	34,899	61,041
As at 30 June 2024 (Unaudited)	於2024年6月30日(未經審核)					
Cost	成本	66,196	27,493	18,521	102,496	214,706
Accumulated depreciation	累計折舊	(56,506)	(17,584)	(11,978)	(67,597)	(153,665)
Net book amount	賬面淨值	9,690	9,909	6,543	34,899	61,041
As at 31 December 2022 (Audited)	於2022年12月31日(經審核)					
Cost	成本	61,070	23,460	15,045	71,869	171,444
Accumulated depreciation	累計折舊	(44,362)	(10,511)	(8,697)	(56,852)	(120,422)
Net book amount	賬面淨值	16,708	12,949	6,348	15,017	51,022
Period ended 30 June 2023 (Unaudited)	截至2023年6月30日止期間(未經審核)					
Opening net book amount	期初賬面淨值	16,708	12,949	6,348	15,017	51,022
Additions	添置	4,367	1,813	1,048	7,793	15,021
Disposals	出售	(360)	(3)	(12)	(531)	(906)
Currency translation	貨幣匯兌	-	-	-	61	61
Depreciation charge	折舊費用	(7,268)	(2,781)	(1,857)	(5,258)	(17,164)
Closing net book amount	期末賬面淨值	13,447	11,978	5,527	17,082	48,034
As at 30 June 2023 (Unaudited)	於2023年6月30日(未經審核)					
Cost	成本	64,819	25,210	16,069	73,294	179,392
Accumulated depreciation	累計折舊	(51,372)	(13,232)	(10,542)	(56,212)	(131,358)
Net book amount	賬面淨值	13,447	11,978	5,527	17,082	48,034

No property, plant and equipment is restricted or pledged as security for borrowings as at 30 June 2024 (31 December 2023: same).

於2024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(2023年12月31日：相同)。

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(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 INTANGIBLE ASSETS

13 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 總計 RMB'000 人民幣千元
As at 31 December 2023 (Audited)	於 2023 年 12 月 31 日 (經審核)					
Cost	成本	137,085	38,027	151,608	15,298	342,018
Accumulated amortisation and impairment	累計攤銷及減值	(22,496)	(13,794)	(46,777)	(7,058)	(90,125)
Net book amount	賬面淨值	114,589	24,233	104,831	8,240	251,893
Period ended 30 June 2024 (Unaudited)	截至 2024 年 6 月 30 日止期間 (未經審核)					
Opening net book amount	期初賬面淨值	114,589	24,233	104,831	8,240	251,893
Additions	添置	-	-	-	54	54
Amortisation	攤銷	-	(1,901)	(7,473)	(992)	(10,366)
Closing net book amount	期末賬面淨值	114,589	22,332	97,358	7,302	241,581
As at 30 June 2024 (Unaudited)	於 2024 年 6 月 30 日 (未經審核)					
Cost	成本	137,085	38,027	151,608	15,352	342,072
Accumulated amortisation and impairment	累計攤銷及減值	(22,496)	(15,695)	(54,250)	(8,050)	(100,491)
Net book amount	賬面淨值	114,589	22,332	97,358	7,302	241,581
As at 31 December 2022 (Audited)	於 2022 年 12 月 31 日 (經審核)					
Cost	成本	137,085	38,027	151,608	14,590	341,310
Accumulated amortisation and impairment	累計攤銷及減值	(22,496)	(10,146)	(31,830)	(5,757)	(70,229)
Net book amount	賬面淨值	114,589	27,881	119,778	8,833	271,081
Period ended 30 June 2023 (Unaudited)	截至 2023 年 6 月 30 日止期間 (未經審核)					
Opening net book amount	期初賬面淨值	114,589	27,881	119,778	8,833	271,081
Amortisation	攤銷	-	(1,901)	(7,580)	(729)	(10,210)
Closing net book amount	期末賬面淨值	114,589	25,980	112,198	8,104	260,871
As at 30 June 2023 (Unaudited)	於 2023 年 6 月 30 日 (未經審核)					
Cost	成本	137,085	38,027	151,608	14,590	341,310
Accumulated amortisation and impairment	累計攤銷及減值	(22,496)	(12,047)	(39,410)	(6,486)	(80,439)
Net book amount	賬面淨值	114,589	25,980	112,198	8,104	260,871

No intangible asset was restricted or pledged as security for borrowings as at 30 June 2024 (31 December 2023: same).

於 2024 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(2023 年 12 月 31 日：相同)。

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(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 TRADE AND OTHER RECEIVABLES AND PREPAYMENTS 14 貿易及其他應收款項及預付款項

		30 June 2024 2024年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2023 2023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 22(d))	— 關聯方 (附註22(d))	1,699,824	1,694,099
— Third parties	— 第三方	1,467,864	1,277,318
		3,167,688	2,971,417
Note receivables	應收票據	—	244
Less: allowance for impairment of trade receivables	減：貿易應收款項減值撥備	(1,357,201)	(1,307,882)
		1,810,487	1,663,779
Other receivables	其他應收款項		
— Loans to third parties (Note (b))	— 向第三方提供貸款 (附註(b))	55,561	55,153
— Amounts due from related parties (Note 22(d))	— 應收關聯方款項 (附註22(d))	129,247	132,542
— Utilities	— 公用事業費	36,101	30,093
— Deposits (Note (c))	— 按金 (附註(c))	522,786	565,412
— Amounts due from the non-controlling interests of a subsidiary	— 應收一家附屬公司非控股權益款項	5,736	5,920
— Others	— 其他	24,081	13,360
		773,512	802,480
Less: allowance for impairment of other receivables	減：其他應收款項減值撥備	(108,387)	(107,860)
		665,125	694,620
Prepayments	預付款項		
— Security charges and cleaning expenses	— 安保費及清潔開支	151,746	117,597
— Others	— 其他	47,868	40,354
		199,614	157,951
Total	總計	2,675,226	2,516,350
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	(52,199)	(50,359)
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	2,623,027	2,465,991

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)

14 TRADE AND OTHER RECEIVABLES AND PREPAYMENTS (Continued)

- (a) As at 30 June 2024 and 31 December 2023, the aging analysis of the trade receivables based on recognition date of trade receivables were as follows:

		30 June 2024 2024年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2023 2023年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Less than 1 year	不超過1年	1,289,641	954,885
1 to 2 years	1至2年	1,156,227	1,425,763
2 to 3 years	2至3年	559,780	487,991
3 to 4 years	3至4年	116,768	69,592
Over 4 years	4年以上	45,272	33,186
		3,167,688	2,971,417

- (b) As at 30 June 2024, the Group provided loans to third parties amounted to RMB55,561,000, which bear interest at rates of 8.28% and 12% per annum (31 December 2023: 8.28% and 12%).

14 貿易及其他應收款項及預付款項 (續)

- (a) 於2024年6月30日及2023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：

- (b) 於2024年6月30日，本集團向第三方提供貸款人民幣55,561,000元，按每年8.28%及12%（2023年12月31日：8.28%及12%）的利率計息。

NOTES TO THE INTERIM FINANCIAL INFORMATION

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(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 TRADE AND OTHER RECEIVABLES AND PREPAYMENTS (Continued)

(c) During the year ended 31 December 2023, the Group, through its subsidiaries, entered into several Exclusive Property Sales Agency Services Agreements with various independent third-party property developers. These agreements granted the Group exclusive rights to market and sell residential units, parking spaces, and retail outlets developed by these third parties. Under the terms of these agreements, the Group paid deposits totalling RMB537,000,000 to guarantee performance and adherence to the exclusivity provisions of the agreements. Such deposits are unsecured and refundable upon the termination or expiry of the agreements.

During the period ended 30 June 2024, the Group executed sales transactions under these agreements. Revenue was recognised based of the corresponding margins, which were derived from the difference between the selling prices of the properties and their baseline values as agreed in the agreements.

14 貿易及其他應收款項及預付款項 (續)

(c) 截至2023年12月31日止年度，本集團透過其附屬公司與多家獨立第三方物業開發商訂立多份獨家物業銷售代理服務協議。該等協議授予本集團該等第三方開發的住宅單位、停車位及零售店的獨家營銷及銷售權。根據該等協議的條款，本集團已支付合共人民幣537,000,000元的按金，以保證履行及遵守協議的排他性條文。該等按金為無抵押及可於協議終止或屆滿時退還。

截至2024年6月30日止期間，本集團根據該等協議進行銷售交易。收入乃根據相應利潤率確認，該等利潤率乃源自物業售價與其協議所協定的基準價值之間的差額。

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(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 FINANCIAL ASSETS AT FVPL

15 以公允價值計量並計入損益的金融資產

		30 June 2024 2024年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2023 2023年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Financial assets at FVPL	以公允價值計量並計入損益的 金融資產		
Senior notes	優先票據	2,540	4,142
Contingent consideration	或然代價	40,240	40,240
		42,780	44,382
Less: non-current portion of contingent consideration receivables	減：應收或然代價的非流動 部分	-	(3,835)
Current portion of financial assets at FVPL	以公允價值計量並計入損益的 金融資產的流動部分	42,780	40,547

(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.

(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。

As at 30 June 2024 (Unaudited)	於2024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 總計 RMB'000 人民幣千元
Financial assets at FVPL	以公允價值計量並計 入損益的金融資產			
Senior notes	優先票據	2,540	-	2,540
Contingent consideration	或然代價	-	40,240	40,240
		2,540	40,240	42,780

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15 FINANCIAL ASSETS AT FVPL (Continued)

(a) Fair value hierarchy (Continued)

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 (e.g. 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. The quoted market price already incorporates the market's assumptions with respect to changes in economic climate such as rising interest rates and inflation, as well as changes due to ESG risk. These instruments are included in level 1.

Level 2: The fair value of financial instruments that are not traded in an active market (e.g. 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.

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 unlisted equity securities and for instruments where ESG risk gives rise to a significant unobservable adjustment.

15 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)

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。市場報價已經包含了市場對經濟環境變化的假設，如利率上升和通貨膨脹，以及環境、社會和治理風險引起的變化。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。如計算金融工具的公允價值所需的所有重大輸入數據為可觀察數據，則該金融工具列入第二層級。

第三層級： 倘一項或多項重大輸入數據並非根據可觀察市場數據，則該金融工具列入第三層級。例如非上市股本證券以及環境、社會及治理風險導致重大不可觀察調整的工具。

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(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 FINANCIAL ASSETS AT FVPL (Continued)

(a) Fair value hierarchy (Continued)

The Group's financial assets at fair values through profit or loss included contingent consideration and senior notes, 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, and no changes in level 3 instruments during the period.

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

Description	Fair value at 30 June 2024 於2024年6月30日的公允價值 RMB'000 人民幣千元 (Unaudited) (未經審核)	Valuation techniques 估值技術	Unobservable input 不可觀察輸入數據	Range of unobservable input 不可觀察輸入數據範圍 RMB'000 人民幣千元	Relationship of unobservable inputs to fair value 不可觀察輸入數據與公允價值的關係
Contingent consideration 或然代價	40,240	Discounted cash flow 貼現現金流量	Expected net profit 預期淨利潤	6,928/3,043	A change in expected net profit +/- 10% results in a change in fair value by RMB2,363,000 預期淨利潤變動 +/-10%，導致公允價值變動人民幣2,363,000元

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.

15 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)

本集團以公允價值計量並計入損益的金融資產包括或然代價和優先票據，其公允價值分別基於不可觀察輸入數據(第三層級)或從市場報價(第一層級)獲得。

期內，經常性公允價值計量之第一、二及三層級之間並無轉撥，第三層級工具亦無變動。

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

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。

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(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 SHARE CAPITAL

16 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)
Authorised	法定			
As at 31 December 2023 and 30 June 2024	於2023年12月31日及 2024年6月30日	5,000,000,000	50,000	42,795
Issued	已發行			
As at 1 January 2024 and 30 June 2024	於2024年1月1日及 2024年6月30日	1,300,526,000	12,626	11,538
Authorised	法定			
As at 31 December 2022 and 30 June 2023	於2022年12月31日及 2023年6月30日	5,000,000,000	50,000	42,795
Issued	已發行			
As at 1 January 2023 and 30 June 2023	於2023年1月1日及 2023年6月30日	1,278,726,000	12,408	11,337

(a) None of ordinary shares movement during the six months period ended 30 June 2024.

The Company repurchased 1,250,000 shares of its own ordinary shares during the six months period ended 30 June 2023. The total purchased consideration was approximately HK\$3,316,000 (equivalent to RMB2,933,000) and was recognised as treasury shares in other reserves.

(a) 截至2024年6月30日止六個月期間，普通股概無變動。

本公司於截至2023年6月30日止六個月期間購回1,250,000股自有普通股。總購買代價約為3,316,000港元(相當於人民幣2,933,000元)並在其他儲備中確認為庫存股。

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(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 OTHER RESERVES

17 其他儲備

		Capital reserves	Treasury shares	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	庫存股份 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 (Note (a)) (附註(a))	外幣匯兌 RMB'000 人民幣千元	總計 RMB'000 人民幣千元
Balance at 1 January 2024 (Audited)	於2024年1月1日的結餘 (經審核)	81,023	(3,134)	760,099	14,223	217,184	(110,788)	958,607
Share award scheme-value of employee services (Note 18)	股份獎勵計劃—僱員服務價值(附註18)	-	-	-	10,605	-	-	10,605
Vesting of awarded shares	獎勵股份歸屬	-	44	8,850	(8,894)	-	-	-
Currency translation differences	貨幣換算差額	-	-	-	-	-	(1,200)	(1,200)
Dividend distribution to shareholders (Note 21)	向股東分派股息(附註21)	-	-	(286,058)	-	-	-	(286,058)
Balance at 30 June 2024 (Unaudited)	於2024年6月30日的結餘 (未經審核)	81,023	(3,090)	482,891	15,934	217,184	(111,988)	681,954
Balance at 1 January 2023 (Audited)	於2023年1月1日的結餘 (經審核)	81,023	-	1,086,360	259	183,043	(112,606)	1,238,079
Share award scheme-value of employee services (Note 18)	股份獎勵計劃—僱員服務價值(附註18)	-	-	-	2,593	-	-	2,593
Repurchase of shares of the Company (Note 16(a))	本公司購回股份(附註16(a))	-	(2,933)	-	-	-	-	(2,933)
Currency translation differences	貨幣換算差額	-	-	-	-	-	4,925	4,925
Dividend distribution to shareholders (Note 21)	向股東分派股息(附註21)	-	-	(223,172)	-	-	-	(223,172)
Balance at 30 June 2023 (Unaudited)	於2023年6月30日的結餘 (未經審核)	81,023	(2,933)	863,188	2,852	183,043	(107,681)	1,019,492

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17 OTHER RESERVES (Continued)

(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.

18 SHARE-BASED PAYMENTS

(a) Pre-IPO Share Option Scheme

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 其他儲備(續)

(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。

18 以股份為基礎的付款

(a) 首次公開發售前購股權計劃

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計劃項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。

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(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 SHARE-BASED PAYMENTS (Continued)

(a) 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	2024 2024年	2023 2023年
At the beginning of the period	於期初	HK\$0.62 港元	540,000	540,000
Exercised	已行使	HK\$0.62 港元	–	–
Forfeited	已沒收	HK\$0.62 港元	(540,000)	–
At the end of the period	於期末	HK\$0.62 港元	–	540,000
Currently exercisable	目前可行使	HK\$0.62 港元	–	540,000

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.

There were no expenses recognised in the consolidated statement of comprehensive income for share options granted to employees for the period ended 30 June 2024 (2023: Nil).

(b) 2023 Share Award Scheme

On 29 May 2023, the Board of the Company approved and adopted the Share Award Scheme for Eligibles of the Group, including directors and certain key employees (the “2023 Share Award Scheme”). The Group has set up a trust for the purpose of administering the 2023 Share Award Scheme and holding shares awarded or to be awarded to the employees (the “Awarded Shares”) before vesting.

18 以股份為基礎的付款 (續)

(a) 首次公開發售前購股權計劃 (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計劃項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計劃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2024年6月30日止期間，概無就授予僱員的購股權於綜合全面收益表確認開支(2023年：無)。

(b) 2023年股份獎勵計劃

於2023年5月29日，本公司董事會批准及採納本集團合資格人士(包括董事及若干主要僱員)之股份獎勵計劃。(「2023年股份獎勵計劃」)。本集團已設立一項信託，以管理2023年股份獎勵計劃及於歸屬前持有已授予或將授予僱員的股份(「獎勵股份」)。

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18 SHARE-BASED PAYMENTS (Continued)

(b) 2023 Share Award Scheme (Continued)

The 2023 Share Award Scheme is the share-based incentive scheme that the Company has in place to motivate its employees.

Employees are not entitled to dividends on any awarded shares until these shares are transferred to them at the end of the vesting period.

The movements in the number of shares held for the Share Award Scheme for the period that ended are as follows:

		Awarded shares Six months ended 30 June 2024 獎勵股份 截至2024年 6月30日止 六個月
At the beginning of the period	於期初	21,800,000
Vested	已歸屬	(4,380,000)
At the end of the period	於期末	17,420,000

For the Awarded Shares granted under the 2023 Share Award Scheme, the fair value is recognised as an expense over the period in which the vesting conditions are fulfilled. The total amount to be expensed over the vesting period is determined by reference to the fair value of the Awarded Shares granted. A total expense of RMB10,605,000 was recognised for employee services received in respect of the 2023 Share Award Scheme for the six months ended 30 June 2024 (30 June 2023: RMB2,593,000).

18 以股份為基礎的付款(續)

(b) 2023年股份獎勵計劃(續)

2023年股份獎勵計劃為本公司為激勵其僱員而設立的以股份為基礎的激勵計劃。

僱員無權收取任何獎勵股份的股息，直至該等股份於歸屬期結束時轉讓予彼等。

截至股份獎勵計劃止期間所持股份數目變動如下：

就根據2023年股份獎勵計劃授出的獎勵股份而言，公允價值於歸屬條件達成期間確認為開支。將於歸屬期內支銷的總金額乃參考已授出獎勵股份的公允價值釐定。截至2024年6月30日止六個月，就2023年股份獎勵計劃所獲僱員服務確認開支總額人民幣10,605,000元(2023年6月30日：人民幣2,593,000元)。

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19 BORROWINGS

19 借款

		30 June	31 December
		2024	2023
		2024年	2023年
		6月30日	12月31日
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Audited)
		(未經審核)	(經審核)
Included in non-current liabilities	計入非流動負債		
Long-term bank borrowings	長期銀行借款		
— secured (Note(b))	— 有抵押(附註(b))	52,000	52,000
Less: Current portion of long-term bank borrowings — secured	減：長期銀行借款的即期部分 — 有抵押	—	(25,000)
		52,000	27,000
Included in current liabilities	計入流動負債		
— Current portion of long-term bank borrowings — secured	— 長期銀行借款的即期部分 — 有抵押	—	25,000
Total bank borrowings	銀行借款總額	52,000	52,000

(a) As at 30 June 2024, the Group's bank borrowings were repayable as follows:

(a) 於2024年6月30日，本集團銀行借款的償還情況如下：

		30 June	31 December
		2024	2023
		2024年	2023年
		6月30日	12月31日
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Audited)
		(未經審核)	(經審核)
Within 1 year	一年以內	—	25,000
Over 1 year and within 2 years	一年以上但兩年以內	27,000	27,000
Over 2 years and within 5 years	兩年以上但五年以內	25,000	—
		52,000	52,000

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19 BORROWINGS (Continued)

(b) The secured long-term bank borrowings amounted to RMB52,000 as at 30 June 2024 were bearing with fixed interest rates of 8.25% and 7.56% per annum and secured by certain property, plant and equipment of a non-controlling interest (31 December 2023: 8.25% and 9.18%).

(c) All the borrowings are denominated in RMB as at 30 June 2024 and 31 December 2023.

19 借款(續)

(b) 於2024年6月30日，有抵押長期銀行借貸為人民幣52,000元，按固定年利率8.25%及7.56%計息，並以非控股權益的若干物業、廠房及設備作抵押(2023年12月31日：8.25%及9.18%)。

(c) 於2024年6月30日及2023年12月31日，所有借款均以人民幣計值。

20 TRADE AND OTHER PAYABLES

20 貿易及其他應付款項

		30 June 2024 2024年 6月30日 (Unaudited) (未經審核)	31 December 2023 2023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 22(d))	— 關聯方(附註22(d))	26,636	35,693
— Third parties	— 第三方	546,791	568,973
		573,427	604,666
Other payables	其他應付款項		
— Deposits	— 按金	286,533	301,973
— Dividends payables	— 應付股息	286,058	—
— Payables for acquisitions of subsidiaries	— 收購附屬公司應付款項	39,081	41,135
— Amounts due to related parties (Note 22(d))	— 應付關聯方款項(附註22(d))	15,524	16,085
— Others	— 其他	248,151	213,128
		875,347	572,321
Accrued payroll	應計薪金	130,451	126,212
Other tax payables	其他應繳稅項	91,519	82,358
Total	總計	1,670,744	1,385,557
Less: non-current portion of other payables	減：其他應付款項非即期部分	(1,181)	(1,273)
Current portion of trade and other payables	貿易及其他應付款項即期部分	1,669,563	1,384,284

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20 TRADE AND OTHER PAYABLES (Continued)

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

- (a) As at 30 June 2024 and 31 December 2023, the aging analysis of the trade payables based on invoice date were as follows:

		30 June	31 December
		2024	2023
		2024年	2023年
		6月30日	12月31日
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Audited)
		(未經審核)	(經審核)
Less than 1 year	不超過1年	343,782	395,136
1 to 2 years	1至2年	118,251	120,183
2 to 3 years	2至3年	92,721	58,877
Over 3 years	3年以上	18,673	30,470
		573,427	604,666

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

21 DIVIDENDS

A special dividend in respect of year ended 31 December 2023 of HK\$0.241 per ordinary share, approximately HK\$313,427,000 (equivalent to RMB286,058,000) was approved by the Company's shareholders at the annual general meeting of the Company held on 28 June 2024. The special dividend has been distributed out of the Company's share premium account and paid in cash.

An interim dividend of HK\$0.1059 per ordinary share for the six months ended 30 June 2024 has been declared by the Board at the meeting of the Board held on 26 August 2024 (30 June 2023: HK\$0.0871 per ordinary share). The interim dividend will be distributed out of the Company's share premium account.

20 貿易及其他應付款項(續)

於2024年6月30日及2023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2024年6月30日及2023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：

21 股息

本公司股東已於2024年6月28日舉行的本公司股東週年大會上批准截至2023年12月31日止年度的特別股息每股普通股0.241港元，約為313,427,000港元(相當於人民幣286,058,000元)。特別股息已從本公司股份溢價賬中分派並以現金支付。

董事會已於2024年8月26日舉行的董事會會議上宣派截至2024年6月30日止六個月的中期股息每股普通股0.1059港元(2023年6月30日：每股普通股0.0871港元)。中期股息將從本公司股份溢價賬中分派。

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22 RELATED PARTY TRANSACTIONS

(a) Name and relationship with related parties

22 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 ("CCMGT 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
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

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22 RELATED PARTY TRANSACTIONS

(Continued)

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

22 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
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
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
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
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
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

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)

22 RELATED PARTY TRANSACTIONS

(Continued)

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

22 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 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
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 Jianling Real Estate Co. Ltd. 鄭州建瓚置業有限公司	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
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
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
Taiqian Jianrun Urban Development Co., Ltd. 台前縣建潤城市發展有限公司	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

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)

22 RELATED PARTY TRANSACTIONS

(Continued)

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

22 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
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
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
Luoyang Jianzun Real Estate Co. Ltd. 洛陽建尊置業有限責任公司	A joint venture of CCRE Group 建業集團的合資企業
Henan Jiancheng Economic Development Real Estate Development Co., Ltd 河南建城經開房地產開發有限公司	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
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

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)

22 RELATED PARTY TRANSACTIONS

(Continued)

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

22 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
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
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
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
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
Zhoukou Jianwen Real Estate Co., Ltd. 周口市建文置業有限公司	A joint venture of CCRE Group 建業集團的合資企業

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)

22 RELATED PARTY TRANSACTIONS

(Continued)

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

22 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
Henan Jianye Huayi Brothers Cultural Tourism Industry Co. Ltd. 河南建業華誼兄弟文化旅遊產業有限公司	An associate of CCRE Group 建業集團的聯營公司
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
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
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 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
Henan Lingtai Real Estate Development Co. Ltd. 河南凌泰房地產開發有限公司	An associate of CCRE Group 建業集團的聯營公司
Fugou County Jianheng Real Estate Co., Ltd. 扶溝縣建恒置業有限公司	An associate of CCRE Group 建業集團的聯營公司
Zhoukou Jianhua Real Estate Co., Ltd. 周口建樺置業有限公司	An associate of CCRE Group 建業集團的聯營公司

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)

22 RELATED PARTY TRANSACTIONS

(Continued)

(b) Transactions with related parties

During the six months ended 30 June 2024 and 2023, the Group had the following significant transactions with related parties.

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

22 關聯方交易 (續)

(b) 與關聯方的交易

截至2024年及2023年6月30日止六個月，本集團有以下重大關聯方交易。

向胡先生所控制公司、建業集團及中原建業集團的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	
		2024	2023
		2024年	2023年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Installation and decoration services	安裝及裝修服務	7,371	82,933
Consulting services	諮詢服務	5,521	24,418
Sales of goods	貨品銷售	7,859	21,491
Property management and related services	物業管理及相關服務	10,667	20,120
Commercial property management and consultation services income	商業資產管理及諮詢服務收入	–	10,225
Others	其他	21	1,083
		31,439	160,270

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)

22 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 CCMGT Group:

22 關聯方交易 (續)

(b) 與關聯方的交易 (續)

接受胡先生控制的公司、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	
		2024	2023
		2024年	2023年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Receipt of services	接受服務		
— Tourism cost	— 旅遊成本	592	496
— Rental expenses	— 租金開支	1,398	349
— Others	— 其他	201	229
		2,191	1,074
Addition of right-of-use assets	添置使用權資產		
Office rental	辦公室租金	-	7,556
Disposal of right-of-use assets	處置使用權資產		
Office Rental	辦公室租金	4,805	-
Interest expenses for lease liabilities	租賃負債利息開支		
— Office rental	— 辦公室租金	-	102

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。

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)

22 RELATED PARTY TRANSACTIONS

(Continued)

(c) Key management compensation

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

22 關聯方交易 (續)

(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	
		2024	2023
		2024年	2023年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Salaries and other short-term employee benefits	薪金及其他短期僱員福利	5,997	5,639
Share-based payments	以股份為基礎的付款	7,054	1,629

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)

22 RELATED PARTY TRANSACTIONS

(Continued)

(d) Balances with related parties

22 關聯方交易 (續)

(d) 與關聯方的結餘

		30 June	31 December
		2024	2023
		2024年	2023年
		6月30日	12月31日
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Audited)
		(未經審核)	(經審核)
Trade receivables (i)	貿易應收款項 (i)		
— CCRE Group and its joint ventures and associates	— 建業集團及其合資企業及聯營公司	1,697,291	1,691,213
— CCMGT Group	— 中原建業集團	2,410	2,264
— Drawin Group	— 築友集團	123	622
		1,699,824	1,694,099
Other receivables (i)	其他應收款項 (i)		
— CCRE Group and its joint ventures and associates	— 建業集團及其合資企業及聯營公司	89,778	96,151
— CCMGT Group	— 中原建業集團	39,440	36,362
— Drawin Group	— 築友集團	29	29
		129,247	132,542
Prepayments	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	1,779	978
— Drawin Group	— 築友集團	-	4
		1,779	982
Contract assets	合約資產		
— CCRE Group and its joint ventures and associates	— 建業集團及其合資企業及聯營公司	23,981	25,378
— CCMGT Group	— 中原建業集團	3	3
		23,984	25,381

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)

22 RELATED PARTY TRANSACTIONS

(Continued)

(d) Balances with related parties (Continued)

22 關聯方交易 (續)

(d) 與關聯方的結餘 (續)

		30 June 2024 2024年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2023 2023年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Trade payables (i)	貿易應付款項 (i)		
— CCRE Group and its joint ventures and associates	— 建業集團及其合資 企業及聯營公司	26,626	35,683
— Drawin Group	— 築友集團	10	10
		26,636	35,693
Other payables (i)	其他應付款項 (i)		
— CCRE Group and its joint ventures and associates	— 建業集團及其合資 企業及聯營公司	15,436	16,034
— CCMGT Group	— 中原建業集團	88	51
		15,524	16,085
Lease liabilities	租賃負債		
— CCRE Group	— 建業集團	—	4,805
Contract liabilities	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	3,557	3,245
— CCMGT Group	— 中原建業集團	64	64
		3,621	3,309

(i) Trade receivables, other receivables, trade payables and other payables due from/to related parties are unsecured and interest free.

(i) 應收／應付關聯方的貿易應收款項、其他應收款項、貿易應付款項及其他應付款項為無抵押及免息。

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)

23 COMMITMENT

(a) Capital commitments

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

	30 June 2024 2024年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2023 2023年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Intangible assets	3,768	3,768

(b) Contingencies

The Group did not have any material contingent liabilities as at 30 June 2024 (31 December 2023: same).

23 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2024年6月30日，本集團概無任何重大或有負債(2023年12月31日：相同)。



建业新生活
CENTRAL CHINA NEW LIFE

